



**Snow  
Gate™**

**Estate  
agency  
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properly**



**40 St. Pauls Road**

**Mirfield, WF14 8AY**

An individual four bedroom detached family home located in this well regarded location within just a short walk to the centre of town and all of the amenities on offer including popular schools. It has been extended at the rear to create a spacious and flexible home. The setting provides a perfect balance of convenience and comfort and while the property would benefit from upgrades throughout, it offers an extremely exciting opportunity for the next owners to make it their own. Conveniently positioned for access to the railway station which connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also nearby. The gated driveway at the front provides off road parking for a number of cars and set to the rear is an immaculately presented garden - an ideal setting to sit out and relax with family and friends. NO CHAIN!

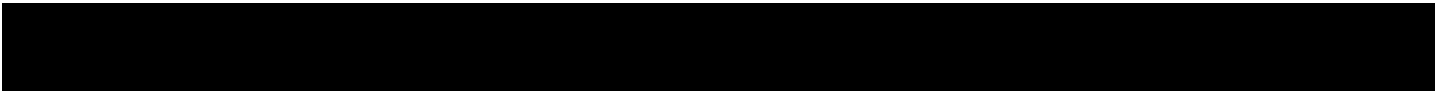
**Offers Over £350,000**

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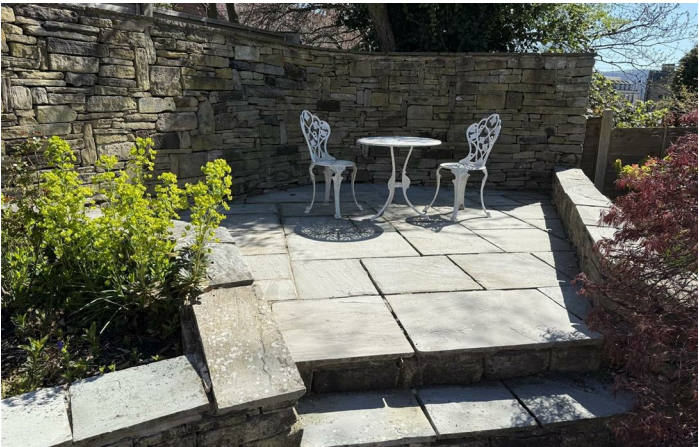


- INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME
- WELL REGARDED LOCATION
- WITHIN MINUTES WALK OF THE TOWN CENTRE
- WITHIN WALKING DISTANCE TO WELL RENOWNED SCHOOLS
- SOUTH-FACING REAR GARDEN & DRIVEWAY AT THE FRONT PROVIDES PARKING
- NO CHAIN

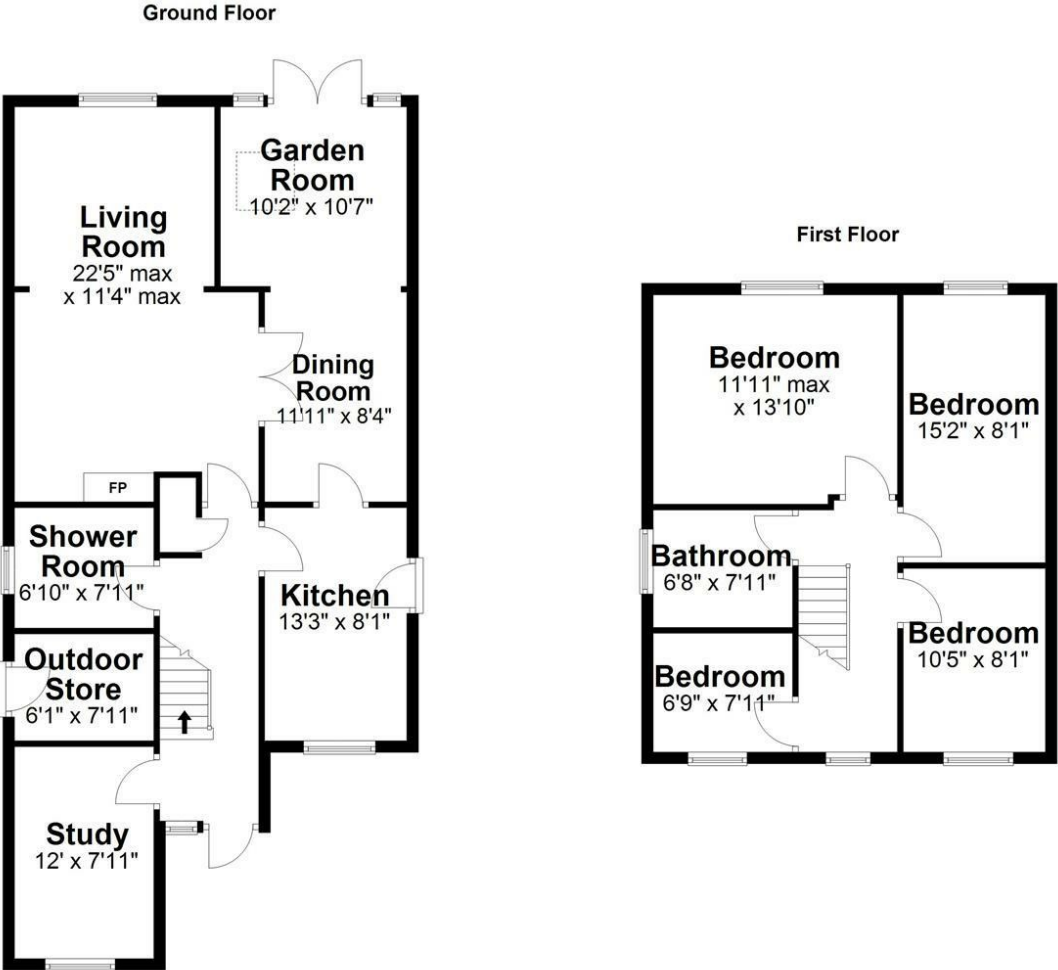
Entrance	Bedroom Four
Study	Garden, Driveway & Garden Store
Shower Room	
Breakfast Kitchen	
Dining Room	
Garden Room	
Living Room	
First Floor Landing	
Bathroom	
Bedroom One	
Bedroom Two	
Bedroom Three	







Floor Plan



Total area: approx. 1505.2 sq. feet  
St. Pauls Road, Mirfield

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

