



## 52L Wellhouse Lane

Mirfield, WF14 0PW

This individual and well-proportioned 4/5 bedroom detached home offers superb flexibility for modern family life, with the added benefit of ground floor bedrooms and a bathroom—ideal for those seeking single-level living or multi-generational accommodation. Set within a substantial plot, the property features beautifully maintained gardens, particularly to the rear, where a large lawn and mature borders create a private and peaceful setting that backs directly onto open fields. The front of the property includes a large gated driveway offering ample off-road parking, along with a twin garage for additional storage or workshop space. Inside, the home offers spacious and adaptable living accommodation with large reception rooms and potential for five bedrooms, depending on requirements. Located within easy reach of local schools and everyday amenities, the property also benefits from excellent transport links. Mirfield town centre and railway station are just a short distance away, providing rail services to Huddersfield, Leeds, Manchester, and London. The M62 motorway is also within easy reach for commuters. A rare opportunity to purchase a flexible family home on a generous plot in a sought-after location.

£615,000



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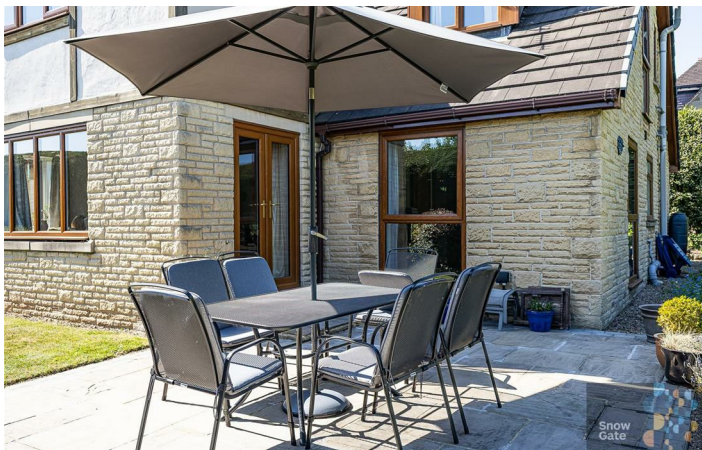


- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS
- INDIVIDUAL RESIDENCE OFFERING SPACIOUS & FLEXIBLE LIVING
- CLOSE TO MOTORWAY LINKS
- SUBSTANTIAL PLOT WITH GENEROUS GARDENS
- LARGE GATED DRIVEWAY & TWIN GARAGE

- Entrance
- Open Plan Living/Dining Room
- Dining Kitchen
- Utility
- Cloaks WC
- Family Room/Bedroom
- Bedroom Four
- Ground Floor Bathroom
- First Floor Landing/Study Area
- Shower Room
- Master Bedroom
- Ensuite
- Dressing Room
- Bedroom Two
- Bedroom Three
- Garden, Driveway & Twin Garage









Floor Plan



Wellhouse Lane, Mirfield, WF14 0PW

Total Area: 224.2 m<sup>2</sup> ... 2413 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



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