



72 Stocks Bank Road

Mirfield, WF14 9QB

This two-bedroom semi-detached cottage enjoys far-reaching countryside views from the front and is well presented throughout. Ideal for first-time buyers, the property offers comfortable living in a convenient location. The enclosed, south-facing front garden provides a pleasant seating area, making the most of the open outlook. Inside, the accommodation is beautifully presented with an open plan living kitchen, good sized bedrooms and a contemporary bathroom suite. Situated within walking distance of Mirfield town centre and its range of local amenities, the property also benefits from excellent transport links. The nearby railway station offers direct services to Huddersfield, Leeds, Manchester, and London, and motorway connections are easily accessible.

Offers Over £135,000

72 Stocks Bank Road

Mirfield, WF14 9QB



- TWO BEDROOM SEMI DETACHED COTTAGE
- ENCLOSED SOUTH-FACING GARDEN
- IDEAL OPPORTUNITY FOR FIRST TIME BUYERS
- SHORT DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES
- ENJOYING BEAUTIFUL, FAR-REACHING COUNTRYSIDE VIEWS
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY

Entrance

Open Plan Living Kitchen

Utility

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

Garden

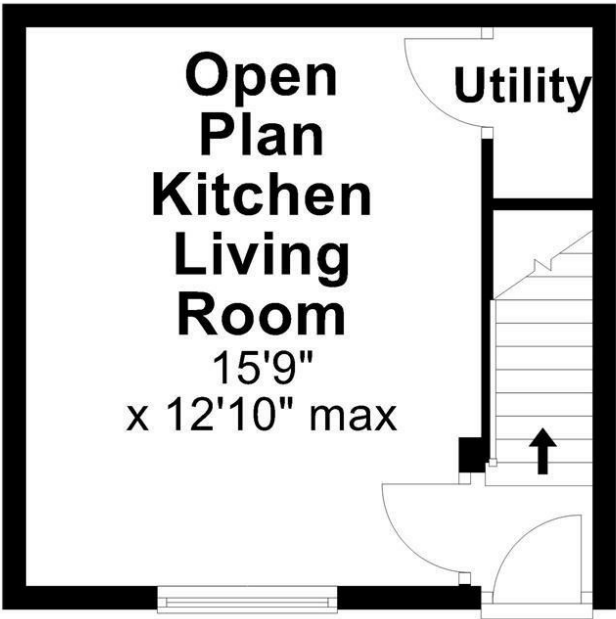
On Road Parking



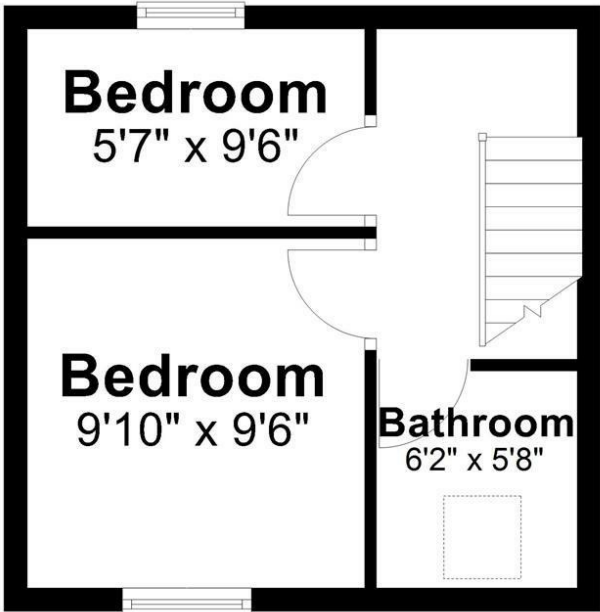


Floor Plan

Ground Floor

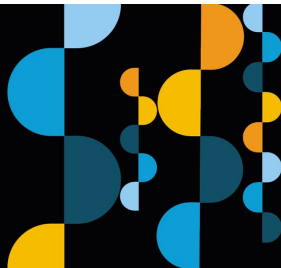
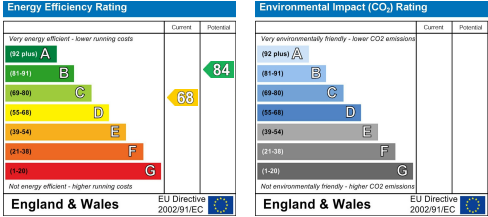


First Floor



Total area: approx. 497.7 sq. feet
Stocks Bank 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.



**Estate
agency
done
properly**

**Snow
Gate™**

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800
Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801
snowgate.co.uk