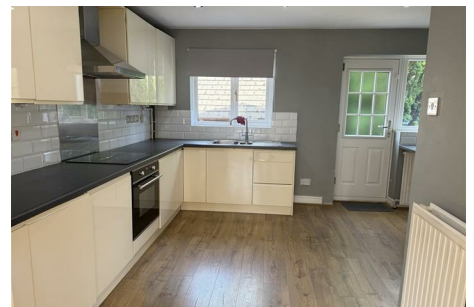




**Snow  
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agency  
done  
properly**



## 58 Bracken Close

Mirfield, WF14 0HA

A four bedroom family home located on his popular development, tucked away, yet within close proximity to the local amenities including the centre of Mirfield and local schools. Motorway networks and public transport links are also nearby. The property would benefit from some cosmetic improvements, but offers a great opportunity for young families. The driveway to the front provides off road parking and there is also a double garage positioned to the rear as well as a good sized garden. NO ONWARD CHAIN.

Offers Over £325,000



# 58 Bracken Close

Mirfield, WF14 0HA



- FOUR BEDROOM DETACHED FAMILY HOME
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY
- WOULD BENEFIT FROM SOME MODERNISATION
- DRIVEWAY, DOUBLE GARAGE & GARDENS
- CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- NO CHAIN

## Entrance

## Lounge

21'3" x 10'5" (6.5 x 3.2)

## Dining Room

12'9" x 9'10" (3.9 x 3)

## Kitchen

13'1" x 11'9" (max) (4 x 3.6 (max))

## WC

## First Floor Landing

## Bathroom

8'2" x 7'2" (2.5 x 2.2)

## Master Bedroom

13'1" x 9'10" (4 x 3)

## Ensuite

## Bedroom Two

10'9" x 9'10" (3.3 x 3)

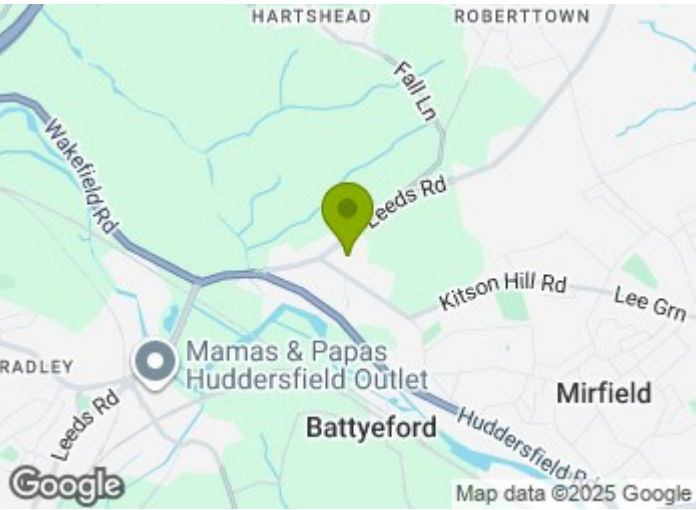
## Bedroom Three

11'5" x 8'10" (3.5 x 2.7)

## Bedroom Four

8'10" x 7'6" (2.7 x 2.3)

## Garden, Double Garage & Driveway





Floor Plan



Total area: approx. 1429.2 sq. feet  
Bracken Close, 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.

