



**Snow
Gate™**

**Estate
agency
done
properly**



47 Crossley Lane

Mirfield, WF14 0JW

FOR SALE WITH NO CHAIN - A CHANCE TO BE IN YOUR NEW HOME THIS YEAR! This individual five-bedroom detached home is set over three floors and offers spacious, flexible living, ideal for modern family life. Located in a semi-rural setting, the property benefits from a peaceful environment while remaining close to local amenities and well-regarded schools. Also being within close proximity to motorway networks, public transport links and Mirfield town centre. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. It's also within easy reach of open countryside, perfect for walking, cycling, and those who generally enjoy the outdoors. The home enjoys far-reaching views to the rear, providing an excellent backdrop for alfresco dining and entertaining - sure to impress guests! The layout and location make it well-suited for families seeking space, comfort and convenience. The large driveway at the front provides off road parking for multiple vehicles and leads to the integral garage. NO CHAIN.

O.I.R.O £550,000

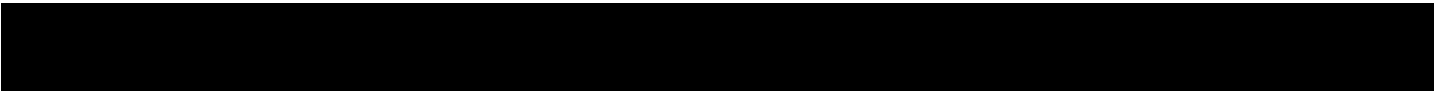
47 Crossley Lane

Mirfield, WF14 0JW



- INDIVIDUAL FIVE BEDROOM DETACHED FAMILY HOME
- CLOSE TO AMENITIES INCLUDING SCHOOLS, PUBLIC TRANSPORT & MOTORWAYS
- HIGH SPECIFICATION IN A MODERN & CONTEMPORARY STYLE
- FABULOUS GARDEN SETTING
- SEMI-RURAL SETTING WITH SUPERB OPEN ASPECT VIEWS
- LARGE DRIVEWAY & INTEGRAL GARAGE

Entrance Hallway	Bedroom Four
Kitchen	Second Floor
Dining Area	Bedroom Five
Living Area	Garden, Driveway & Integral Garage
Sun Room	
WC	
First Floor Landing	
Bathroom	
Master Bedroom	
Ensuite	
Bedroom Two	
Bedroom Three	





Floor Plan

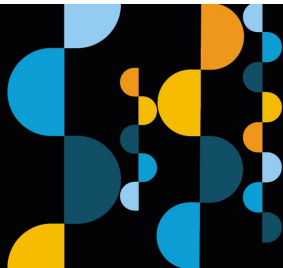
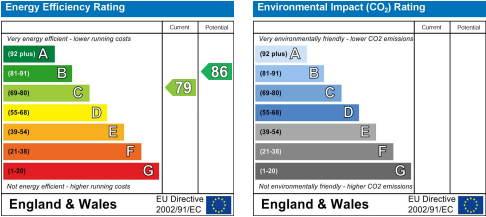


Crossley Lane, Mirfield, WF14 0JW
Total Area: 211.0 m² ... 2271 ft²

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.



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 firm's 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