



**Snow
Gate™**

**Estate
agency
done
properly**



75 Nab Lane

, Mirfield, WF14 9QH

Beautifully presented, this three-bedroom mid-terrace home is ideally located within walking distance of local amenities, including well-regarded schools. Just a short distance from Mirfield town centre, residents can enjoy a wider choice of shops, cafés, and services, as well as excellent public transport links. Mirfield railway station offers convenient connections to Huddersfield, Leeds, and Manchester, with a direct line to London, making this property an excellent choice for commuters. For those travelling by car, the motorway network is also easily accessible. Having low maintenance outdoor seating areas to both the front and rear. A perfect opportunity for first time buyers - viewing highly recommended!

£179,950

75 Nab Lane

, Mirfield, WF14 9QH



- THREE BEDROOM MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS
- CLOSE TO THE CENTRE OF MIRFIELD
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY
- OUTDOOR SEATING FRONT & REAR

Entrance

Living Room

Dining Kitchen

First Floor Landing

Bathroom

Bedroom One

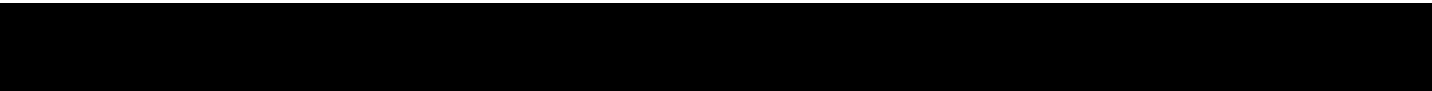
Bedroom Two

Bedroom Three

Gardens



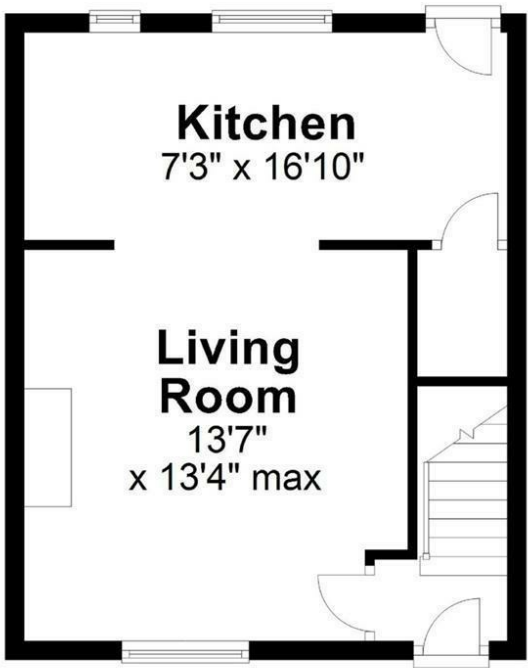
Directions



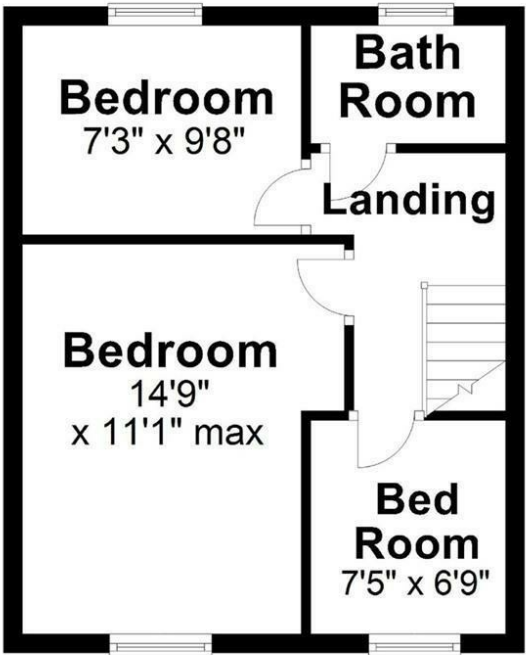


Floor Plan

Ground Floor
Approx. 355.7 sq. feet



First Floor
Approx. 369.6 sq. feet

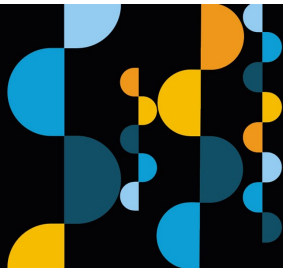
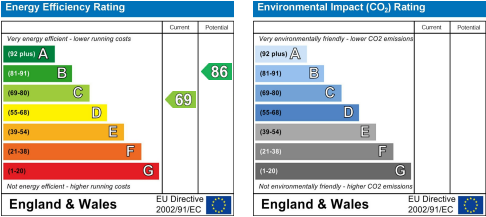


Total area: approx. 725.3 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

75 Nab Lane, 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