



**Snow  
Gate™**

**Estate  
agency  
done  
properly**



## The Lodge 9 Hopton Hall Lane

Upper Hopton, Mirfield, WF14 8EL

A detached three bedroom property located in the highly regarded village of Upper Hopton showcasing an abundance of charm and character. The property benefits from having a really generous plot with attractive gardens which provide spaces to sit out and relax! The driveway to the front provides off road parking and leads up to the double garage. A short distance from the centre of Mirfield and local amenities. 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. Motorways networks are also nearby. AVAILABLE NOW.

**£1,200 Per Month**



# The Lodge 9 Hopton Hall Lane

Upper Hopton, Mirfield, WF14 8EL



- THREE BEDROOM DETACHED RESIDENCE
- HIGHLY REGARDED VILLAGE OF UPPER HOPTON
- CONVENIENTLY LOCATED CLOSE TO THE CENTRE OF MIRFIELD & AMENITIES
- MOTORWAY NETWORKS NEARBY
- GENEROUS, WELL MAINTAINED GARDENS, DRIVEWAY & DOUBLE GARAGE
- AVAILABLE NOW

## Entrance

## Dining Kitchen

14'9" x 11'5" (4.5 x 3.5)

## Lounge

15'5" x 14'5" (4.7 x 4.4)

## Shower Room

10'9" x 4'11" (3.3 x 1.5)

## First Floor Landing

## Bathroom

6'6" x 5'2" (2 x 1.6)

## Bedroom One

12'1" x 11'5" (max) (3.7 x 3.5 (max))

## Bedroom Two

14'9" x 9'2" (4.5 x 2.8)

## Bedroom Three

12'5" x 7'10" (3.8 x 2.4)

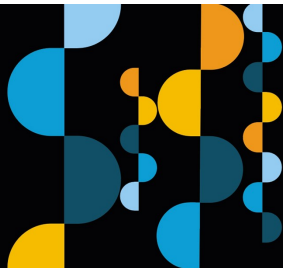
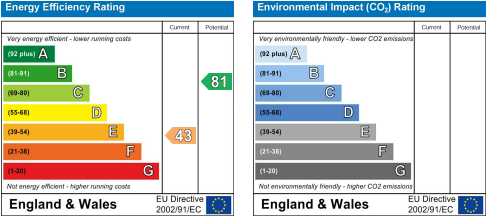
## Double Garage, Driveway & Garden

## Relevant Letting Fees





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](http://snowgate.co.uk)