



**32 Norman Road**  
, Mirfield, WF14 9SR

This well-presented extended three-bedroom semi-detached home is ideal for first-time buyers and young families. It includes a modern kitchen, a good-sized rear garden and a large driveway offering ample off-road parking. The property is conveniently located close to Mirfield town centre, with easy access to local amenities and schools. Mirfield Railway Station provides regular services to Huddersfield, Leeds, Manchester and London, and major motorway links are also within close reach.

£210,000

32 Norman Road  
, Mirfield, WF14 9SR



- AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FOR FIRST TIME BUYERS & YOUNG FAMILIES
- WITHIN WALKING DISTANCE TO THE CENTRE OF TOWN & AMENITIES INCLUDING SCHOOLS
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY
- GENEROUS GARDEN TO TWO SIDES
- DRIVEWAY PROVIDES OFF ROAD PARKING

**Entrance**

**Lounge**

**Kitchen**

**Dining Room**

**First Floor Landing**

**Bathroom**

**Bedroom One**

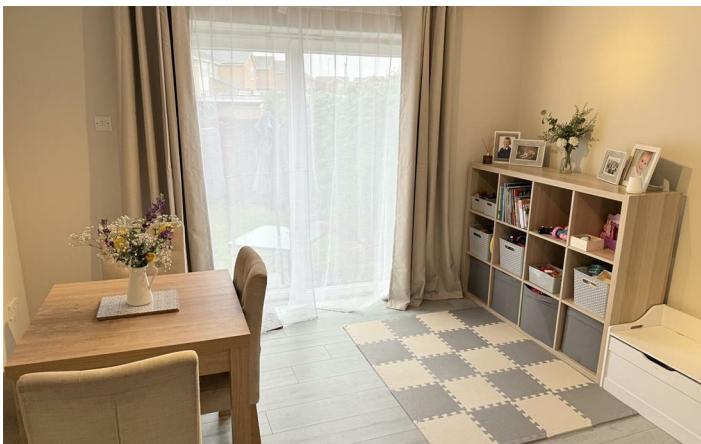
**Bedroom Two**

**Bedroom Three**

**Garden, Driveway & Store**



**Directions**



# Floor Plan



Total area: approx. 765.1 sq. feet  
**Norman Drive, 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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