



11 Briery Grove

Mirfield, WF14 8JX

An immaculately presented three bedroom semi-detached family home, having undergone significant improvements in recent years, including a stunning modern kitchen and contemporary bathroom suite. Beautifully presented throughout, this ready-to-move-into property is ideally suited to first-time buyers and young families alike. Tucked away at the head of a popular cul-de-sac, the property is conveniently positioned within walking distance of Mirfield town centre, well-regarded schools and the railway station, which provides excellent commuter links to Huddersfield, Leeds, Manchester and London. Nearby motorway networks are also easily accessible. Incredible views to the front aspect capture Mirfield and beyond! Externally, the property enjoys beautifully landscaped gardens to both the front and rear, offering attractive spaces to relax and entertain, also benefitting from allocated off road parking.

£299,950

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- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY ENJOYING SUPERB VIEWS
- WALKING DISTANCE TO THE CENTRE OF MIRFIELD, POPULAR SCHOOLS & PUBLIC TRANSPORT LINKS
- MODERN DINING KITCHEN & CONTEMPORARY BATHROOM SUITE
- LANDSCAPED GARDENS TO BOTH THE FRONT & REAR PROVIDE SPACES TO ENJOY THE OUTDOORS
- A GREAT OPPORTUNITY FOR FIRST TIME BUYERS & YOUNG FAMILIES
- ALLOCATED OFF ROAD PARKING

Entrance

WC

Lounge

Dining Kitchen

Landing

Bathroom

Bedroom One

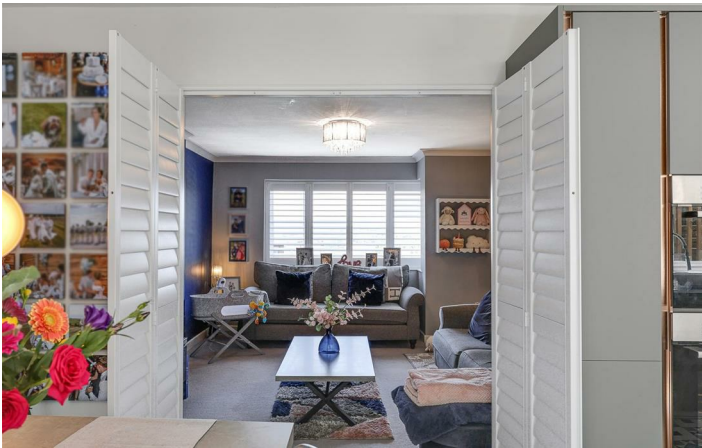
Bedroom Two

Bedroom Three

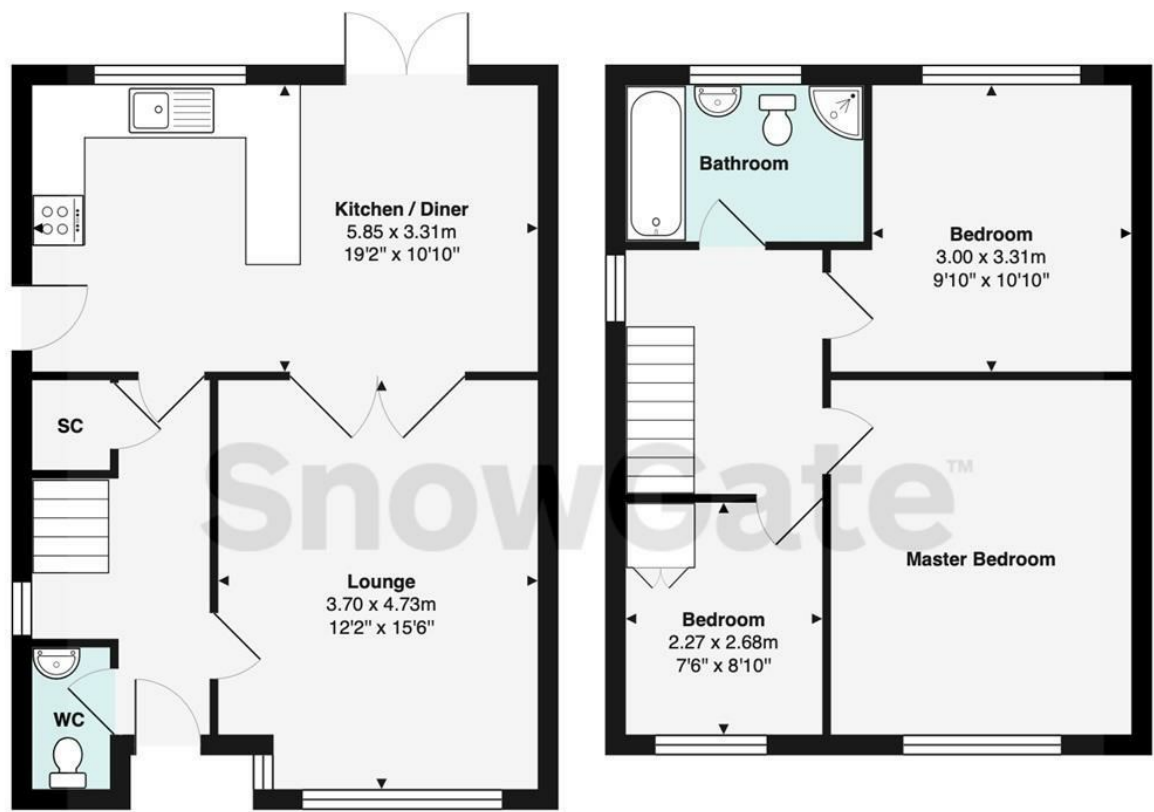
Parking

Gardens





Floor Plan

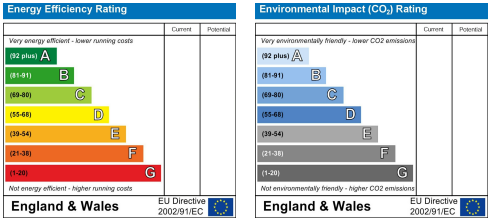


Briery Grove, Lower Hopton, Mirfield, WF14 8JX

Total Area: 90.4 m² ... 974 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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