



# Snow Gate™

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## 47 Leeds Road

Mirfield, WF14 0BY

A generously sized three bedroom end terrace cottage which is beautifully presented and ready to move straight into. Sitting within a large plot and the outside space offers exciting potential. Conveniently positioned within close proximity to local amenities including well renowned schools, Mirfield town centre and public transport links. 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. Motorway networks are also within close proximity. NO CHAIN!

Offers Around £205,000

# 47 Leeds Road

Mirfield, WF14 0BY



- THREE BEDROOM END TERRACE COTTAGE
- BEAUTIFULLY PRESENTED COTTAGE READY TO MOVE STRAIGHT INTO
- IDEAL OPPORTUNITY FOR FIRST TIME BUYERS
- LARGE PLOT WITH EXCITING POTENTIAL & OFF ROAD PARKING
- CONVENIENTLY LOCATED CLOSE TO AMENITIES & MOTORWAY LINKS
- NO CHAIN

Entrance

Lounge

Dining Room

Kitchen

Utility

Shower Room

First Floor Landing

Bathroom

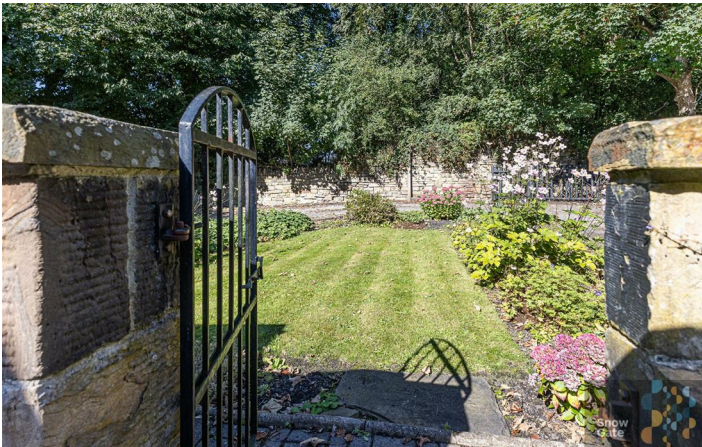
Bedroom One

Bedroom Two

Bedroom Three

Garden & Parking





Floor Plan

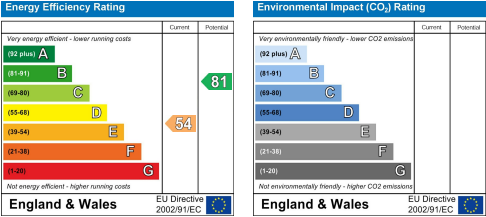


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Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup>

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.



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