



**Snow
Gate™**

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8 Blake Hall Road , Mirfield, WF14 9NN

A four bedroom detached family home occupying a generous plot in a highly regarded location, within walking distance of Mirfield town centre and a range of local amenities including popular schools. Mirfield railway station is also close by, providing connections to neighbouring towns and cities including Huddersfield, Leeds and Manchester, as well as a direct line to London. Motorway networks are also within easy reach. The property has been immaculately maintained by the current owners but would benefit from some modernisation throughout, offering an exciting opportunity for the next owners to create a home to their own taste and requirements. Externally, the property occupies a generous plot with a driveway providing ample off-road parking and leading to a single garage with electric doors. To the rear, the beautifully maintained gardens are generous in proportion, private and south-facing. The gardens offer a wonderful space for those with a passion for gardening, including plenty of room for growing fruit and vegetables, while also providing an ideal setting to sit out, relax and entertain with family and friends. NO CHAIN.

Offers Over £395,000

8 Blake Hall Road

, Mirfield, WF14 9NN



- FOUR BEDROOM DETACHED FAMILY HOME
- IDEAL FOR YOUNG, GROWING FAMILIES
- WELL REGARDED LOCATION WITHIN WALKING DISTANCE TO LOCAL AMENTIES & POPULAR SCHOOLS
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS NEARBY
- GENEROUS SOUTH FACING GARDEN, DRIVEWAY & SINGLE GARAGE
- NO ONWARD CHAIN

Entrance

WC

Lounge

Dining Room

Kitchen

Landing

Shower Room

Bedroom One

Bedroom Two

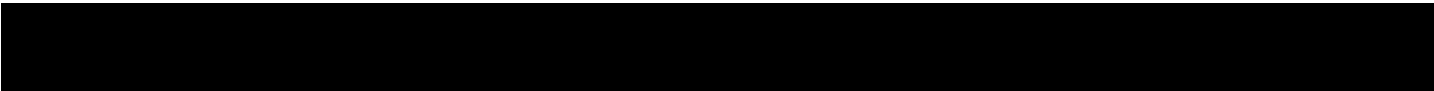
Bedroom Three

Bedroom Four

Garden, Driveway & Garage

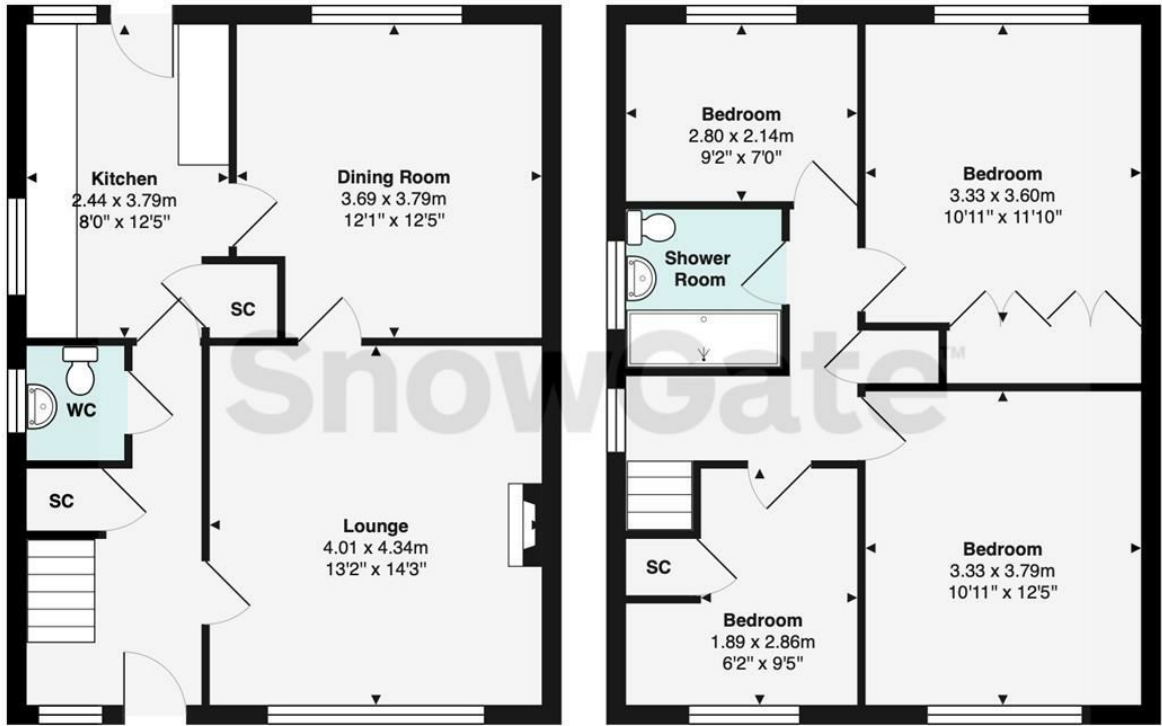


Directions





Floor Plan

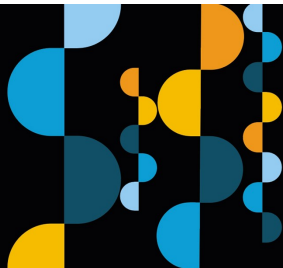
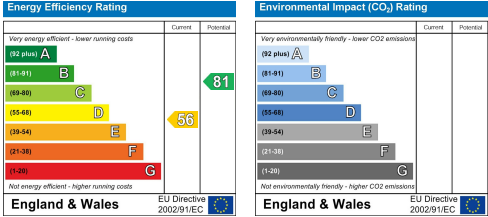


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Total Area: 102.5 m² ... 1103 ft²

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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