



**Snow
Gate™**

**Estate
agency
done
properly**



55 Westfields Avenue

Mirfield, WF14 9PL

A three bedroom detached true bungalow located in this well regarded part of Mirfield. Conveniently positioned within walking distance to the centre of Mirfield and local amenities including shops and public transport links. The railway station 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. The property has benefitted from some upgrades in recent years including a new kitchen and windows. The driveway provides off road parking and set to the rear is a garage and low maintenance garden, perfect for sitting out.

Offers Over £289,000

55 Westfields Avenue

Mirfield, WF14 9PL



- THREE BEDROOM DETACHED TRUE BUNGALOW
- MODERN KITCHEN
- WELL REGARDED LOCATION
- LOW MAINTENANCE REAR GARDEN
- WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD
- PRIVATE DRIVEWAY & GARAGE

Kitchen
12'9" x 9'2" (3.9 x 2.8)

Living Room
21'11" x 10'2" (6.7 x 3.1)

Inner Hallway

Bathroom
9'2" x 5'6" (2.8 x 1.7)

Bedroom One
13'1" x 10'2" (4 x 3.1)

Bedroom Two
10'2" x 9'6" (3.1 x 2.9)

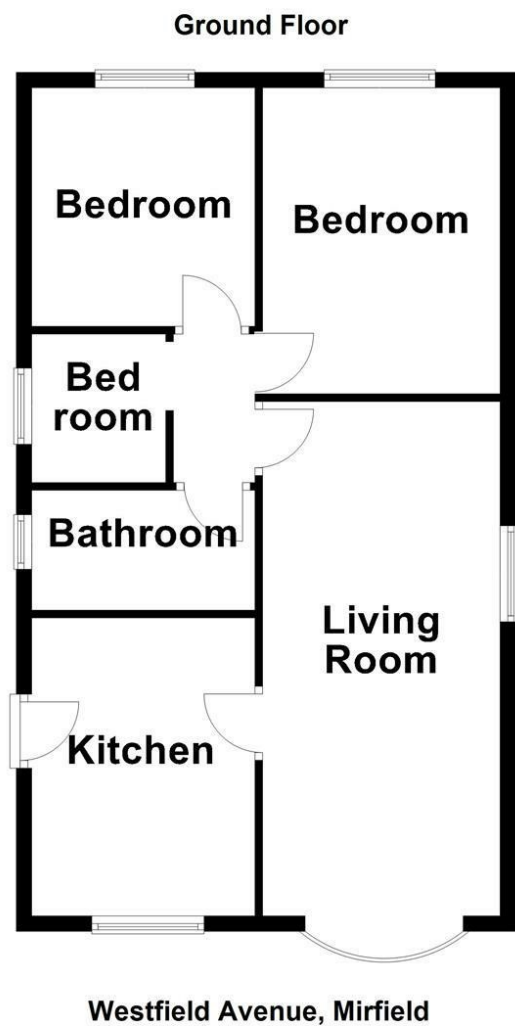
Bedroom Three/Study/Dressing Room
6'6" x 5'6" (2 x 1.7)

Garden, Driveway & Garage

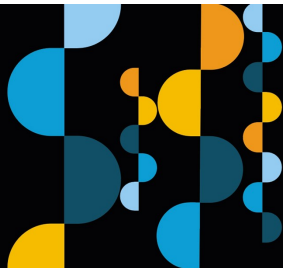
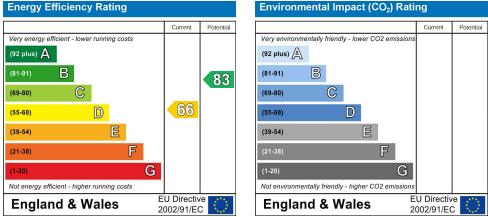




Floor Plan



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