



52L Wellhouse Lane

Mirfield, WF14 0PW

A rare opportunity to purchase a flexible family home on a generous plot in a sought-after location. This individual and well-proportioned 4/5 bedroom detached home offers superb flexibility for modern family life, with the added benefit of ground floor bedrooms and a bathroom—ideal for those seeking single-level living or multi-generational accommodation. Set within a substantial plot, the property features beautifully maintained gardens to all sides, particularly to the rear, where a large lawn and mature borders create a private and peaceful setting that backs directly onto open fields. The front of the property includes a generous gated driveway offering ample off-road parking, along with a twin garage for additional storage or workshop space. Inside, the home offers spacious and adaptable living accommodation with large reception rooms and potential for five bedrooms, depending on requirements. Located within easy reach of local schools and everyday amenities, the property also benefits from excellent transport links. Mirfield town centre and railway station are just a short distance away, providing rail services to Huddersfield, Leeds, Manchester, and London. The M62 motorway is also within easy reach for commuters.

£615,000

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- FOUR/FIVE BEDROOM FAMILY RESIDENCE OFFERING SPACIOUS & FLEXIBLE LIVING
- SECLUDED & QUIET LOCATION TUCKED AWAY FROM THE ROADSIDE
- SUBSTANTIAL PLOT WITH GARDENS TO ALL FOUR SIDES
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS
- CLOSE TO MOTORWAY LINKS & PUBLIC TRANSPORT
- GENEROUS GATED DRIVEWAY & TWIN GARAGE

Entrance

Dressing Room

Open Plan Living/Dining Room

Bedroom Two

Dining Kitchen

Bedroom Three

Utility

Garden, Driveway & Twin Garage

Cloaks WC

Family Room/Bedroom

Bedroom Four

Ground Floor Bathroom

First Floor Landing/Study Area

Shower Room

Master Bedroom

Ensuite





Floor Plan



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Total Area: 224.2 m² ... 2413 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C	75	82	(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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Estate agency done properly
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