Snow Gate™

Estate agency done properly

17 Huddleston Court

, Mirfield, WF14 8BD

An immaculately presented three bedroom semi-detached family home, occupying a most convenient position on this well regarded development, within easy walking distance of the town centre and its excellent range of amenities, including well-regarded schools. Ideally situated for commuters, the property is within walking distance of the railway station, offering regular services to Huddersfield, Leeds and Manchester, together with a direct connection to London. Excellent motorway links are also just a short drive away. Externally, the property benefits from a generous driveway providing off-road parking for up to three vehicles, leading to the garage store. A particular highlight of this superb home is the rear section of the garage, which has been thoughtfully converted into a fantastic entertaining space enjoying delightful views over the canal. This versatile room is perfect for hosting family and friends and opens directly onto a generous covered decked seating area, creating an excellent indoor-outdoor entertaining space - it could alternatively be used as a home office. The low maintenance, private and enclosed garden also features a patio area and artificial lawn.

£265,000

17 Huddleston Court

, Mirfield, WF14 8BD

3 1 1

- THREE BEDROOM SEMI DETACHED PROPERTY
- IMMACULATELY PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS & YOUNG FAMILIES
- WITHIN WALKING DISTANCE TO ALL TOWN CENTRE AMENITIES INCLUDING WELL RENOWNED SCHOOLS
- CLOSE TO PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- BEAUTIFULLY LANDSCAPED GARDEN, DRIVEWAY, GARAGE STORE & ADJOINING OUTRDOOR ENTERTAINING AREA

Entrance

WC

Lounge

Dining Kitchen

First Floor Landing

Bathroom

Bedroom One

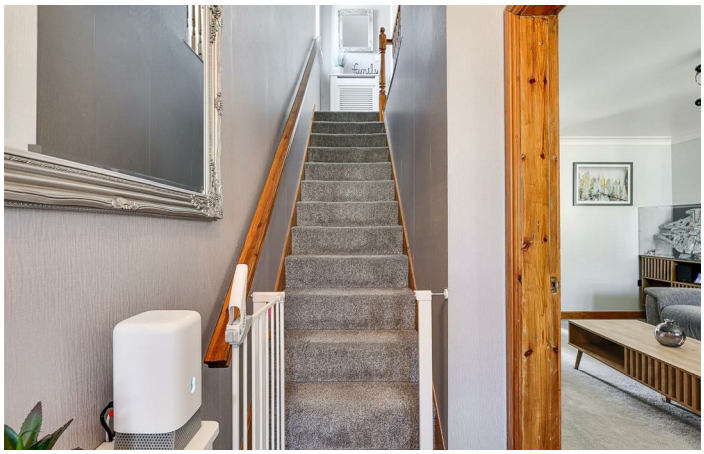
Bedroom Two

Bedroom Three

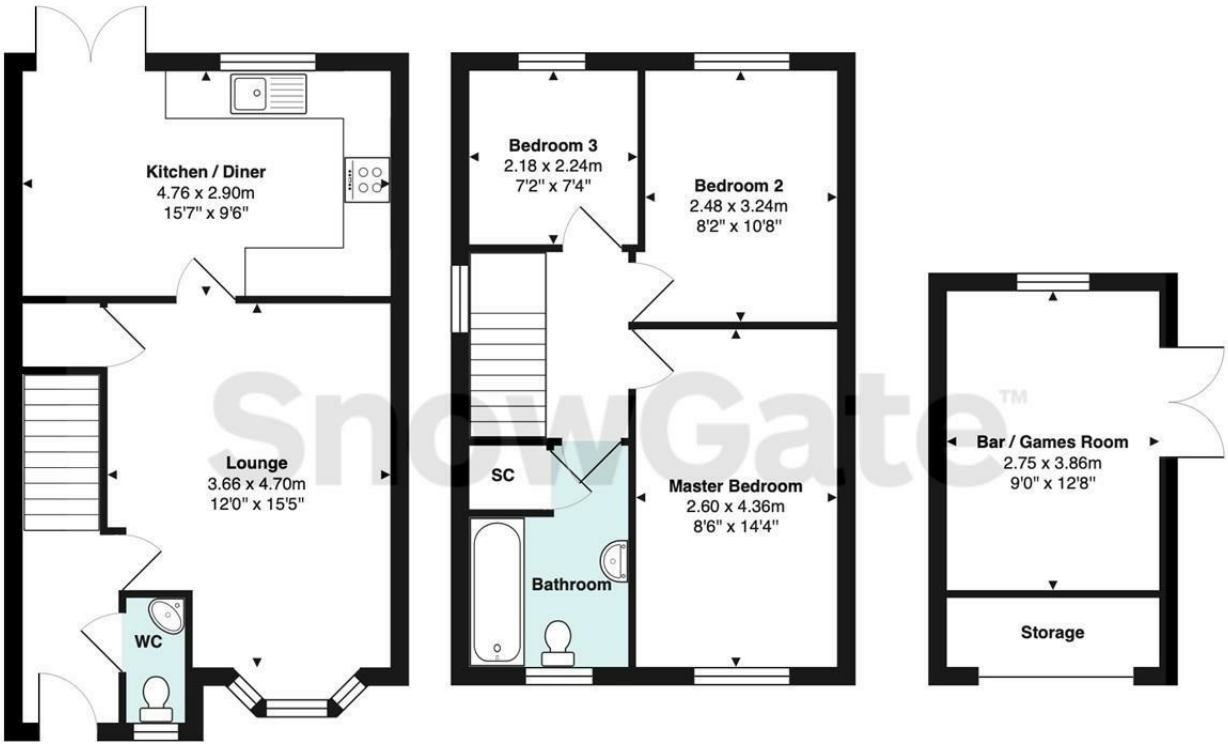
Driveway, Garden, Garage Store

Outdoor Entertaining Space

Directions



Floor Plan

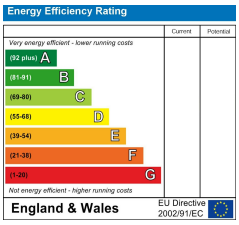


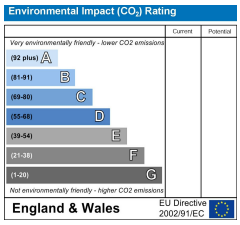
Huddleston Court, Mirfield, WF14 8BD

Total Area: 88.5 m² ... 953 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.





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