



## 23 Pinfold Lane , Mirfield, WF14 9HZ

A traditional four double bedroom family home offering exceptionally generous and flexible accommodation throughout. Immaculately presented and occupying a substantial plot, this impressive property combines spacious living with a highly desirable location in one of Mirfield's most sought-after residential areas. The home features beautifully proportioned rooms ideal for modern family life, while externally a large driveway with electric gates provides ample off-road parking for multiple vehicles and leads to a detached single garage. To the rear, the property enjoys a private and enclosed garden offering the perfect space to relax and enjoy outdoor living. Conveniently positioned within close proximity to the centre of town, the property is well placed for a range of local amenities, including well regarded schools, shops and leisure facilities. Excellent transport connections are also nearby, with easy access to motorway networks and the local railway station providing regular services to Huddersfield, Leeds and Manchester, together with a direct line to London - making this an excellent choice for commuters and families alike.

£795,000

# 23 Pinfold Lane

, Mirfield, WF14 9HZ



- A BEAUTIFULLY PRESENTED TRADITIONAL FAMILY HOME
- SITUATED IN A HIGHLY REGARDED PART OF MIRFIELD
- FOUR DOUBLE BEDROOMS, THREE HAVING ENSUITES
- CLOSE TO THE CENTRE OF MIRFIELD & AMENITIES INCLUDING SCHOOLS
- GENEROUS & FLEXIBLE ACCOMMODATION
- LARGE GATED DRIVEWAY, GARAGE & PRIVATE REAR GARDEN

**Entrance**

**Cloaks WC**

**Study**

**Dining Room**

**Open Plan Dining Kitchen**

**Utility**

**Lounge**

**First Floor Landing**

**Bedroom Three**

**Ensuite**

**Bedroom Four**

**Bathroom**

**Master Bedroom**

**Ensuite**

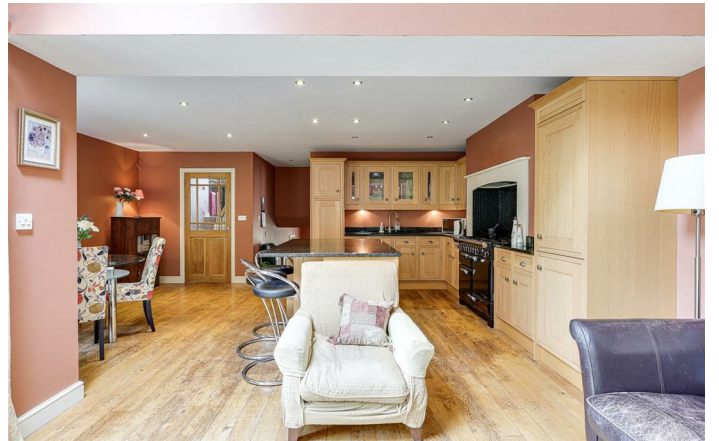
**Bedroom Two**

**Ensuite**

**Garden, Driveway & Garage**



**Directions**



# Floor Plan

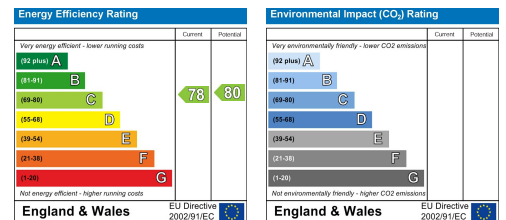


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Total Area: 224.6 m<sup>2</sup> ... 2418 ft<sup>2</sup>

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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