



3 Cross Bank Street , Mirfield, WF14 8JY

Set over three floors, this individually designed four double bedroom family home offers versatile and well-proportioned accommodation ideal for modern family living. Built in 2004, the property enjoys a highly convenient position within walking distance of the centre of Mirfield and a wide range of local amenities, including well-regarded schools, shops and excellent public transport links. The nearby railway station provides superb access to neighbouring towns and cities such as Huddersfield, Leeds and Manchester, together with a direct service to London. Major motorway networks are also easily accessible, making this an excellent choice for commuters. Externally, the property benefits from a driveway, integral garage and an attractive enclosed rear garden designed for both relaxation and entertaining, featuring a stylish outdoor kitchen area, lawn and patio seating spaces. NO CHAIN.

Offers Over £399,950

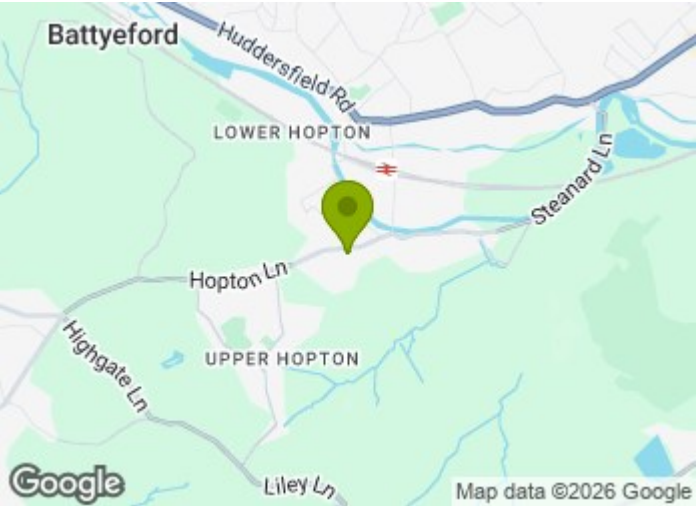
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, Mirfield, WF14 8JY

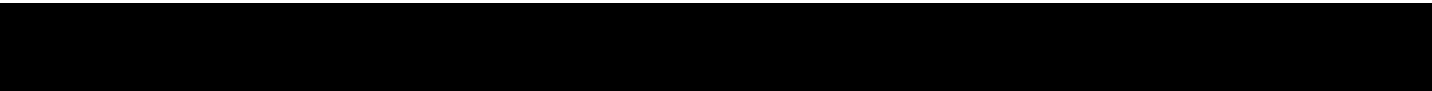


- FOUR BEDROOM DETACHED FAMILY HOME
- WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES INCLUDING SCHOOLS
- OFFERING SPACIOUS & FLEXIBLE ACCOMMODATION SET OVER THREE FLOORS
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS CLOSEBY
- ENSUITES TO TWO BEDROOMS
- GARDEN, DRIVE & GARAGE

Entrance	Ensuite
WC	Bedroom Three
Lounge	Bedroom Four
Dining Kitchen	Garden, Driveway & Integral Garage
Utility	
Family Room	
WC	
First Floor Landing	
Bathroom	
Master Bedroom	
Ensuite	
Bedroom Two	

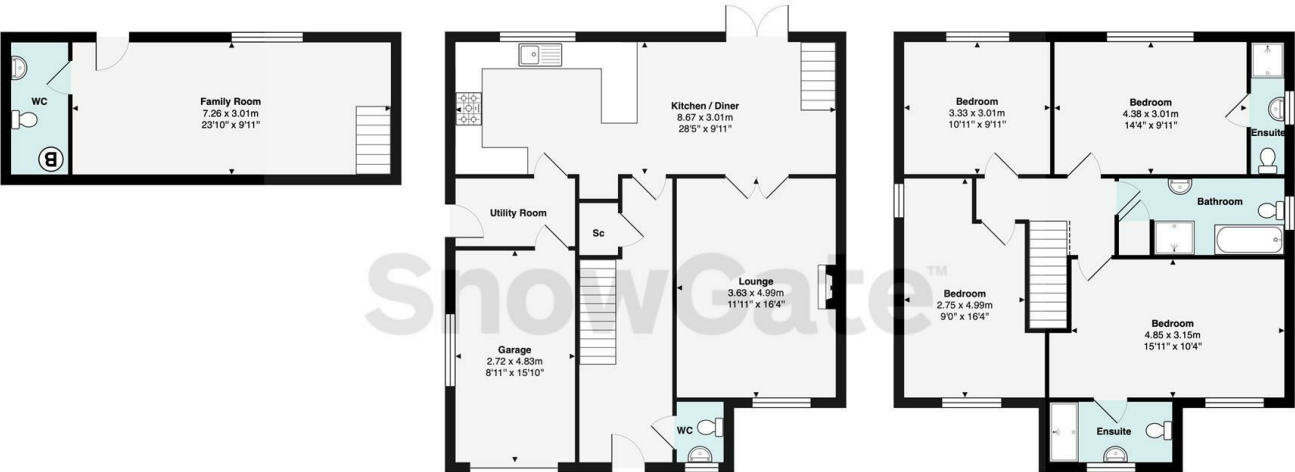


Directions





Floor Plan

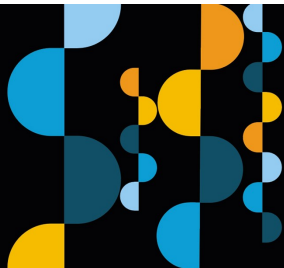
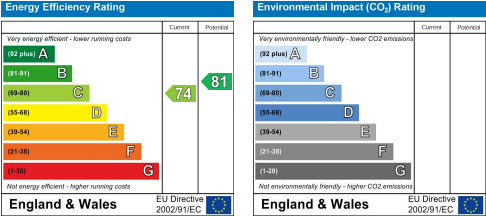


Cross Bank Street, Lower Hopton, Mirfield, WF14 8JY

Total Area: 179.7 m² ... 1934 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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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