



## 4 Lodge Drive

Mirfield, WF14 9JS

A beautifully presented four-bedroom detached family home with additional attic room, set in a highly regarded location just off Church Lane. Ideally positioned within close proximity to excellent local amenities – including sought-after schools and the centre of Mirfield – this spacious home is perfect for a growing family. Occupying a substantial plot, the property offers exciting potential to extend (subject to planning permission). A large driveway provides ample parking and leads to a double garage with an adjoining workshop, ideal for storage or hobby use. To the rear, the generous enclosed South-West facing garden features an extensive lawn and a patio seating area, it provides a wonderful setting to relax and entertain family and friends. This is a well connected location situated near to motorway networks, also having the railway station on hand which connects neighbouring towns and cities such as Huddersfield, Leeds and Manchester, as well as having a direct line to London.

**£525,000**

# 4 Lodge Drive

Mirfield, WF14 9JS



- FOUR BEDROOM DETACHED RESIDENCE WITH ADDITIONAL ATTIC ROOM
- EXCITING POTENTIAL TO EXTEND (subject to planning permission)
- SPACIOUS & FLEXIBLE FAMILY HOME
- CLOSE TO AMENITIES INCLUDING POPULAR SCHOOLS, MOTORWAY NETWORKS & RAILWAY STATION
- SUBSTANTIAL PLOT ENJOYING GENEROUS SOUTH-WEST FACING GARDENS
- LARGE DRIVEWAY, DOUBLE GARAGE & WORKSHOP

**Entrance**

**Lounge**

**Conservatory**

**Breakfast Kitchen**

**Family/Dining Area**

**Utility**

**WC**

**First Floor Landing**

**Bathroom**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Garden, Driveway. Garage & Workshop**





# Floor Plan



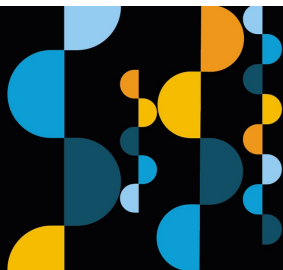
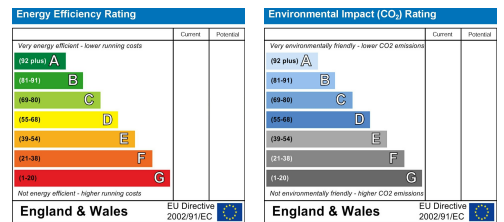
Lodge Drive, Mirfield, WF14 9JS

Total Area: 207.9 m<sup>2</sup> ... 2237 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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