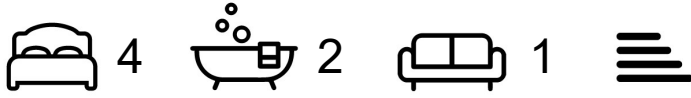


## 1 Nettleton Road , Mirfield, WF14 9AA

This spacious four-bedroom family home offers a rare opportunity to purchase a property of this size in such a convenient location. The original part of the house dates back to the late 1890s and has been extended over the years to create generous accommodation well suited to modern family living, whilst retaining much of its original character and charm. The property is ideally positioned within walking distance of the town centre and a wide range of amenities, including well-regarded schools, doctors, shops, bars, restaurants and public transport links. For those who commute, the railway station is only a short walk away and provides connections to Huddersfield, Leeds and Manchester, together with a direct service to London. Access to the motorway network is also within easy reach. Externally, the driveway to the front provides off road parking. To the rear, there is a landscaped south-facing garden, providing an excellent space for outdoor dining and entertaining. Viewing is essential to fully appreciate the size and quality of accommodation on offer.

**£450,000**

# 1 Nettleton Road , Mirfield, WF14 9AA



- SPACIOUS & CHARACTERFUL FOUR BEDROOM DETACHED FAMILY HOME
- WITHIN WALKING DISTANCE TO AMENITIES INCLUDING SCHOOLS & PUBLIC TRANSPORT LINKS
- ENSUITE & DRESSING ROOM TO MASTER
- BEAUTIFUL SOUTH-FACING GARDEN TO THE REAR
- LARGE OPEN PLAN LIVING KITCHEN
- THE DRIVEWAY PROVIDES OFF ROAD PARKING

## Entrance

## Open Plan Living Kitchen

## Cellar

## Lounge

## First Floor Landing

## Bathroom

## Master Bedroom

## Ensuite

## Bedroom Two

## Bedroom Three

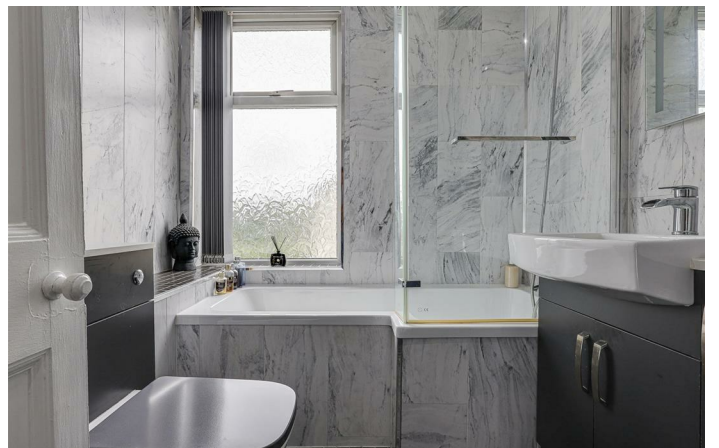
## Bedroom Four

## Garden & Driveway

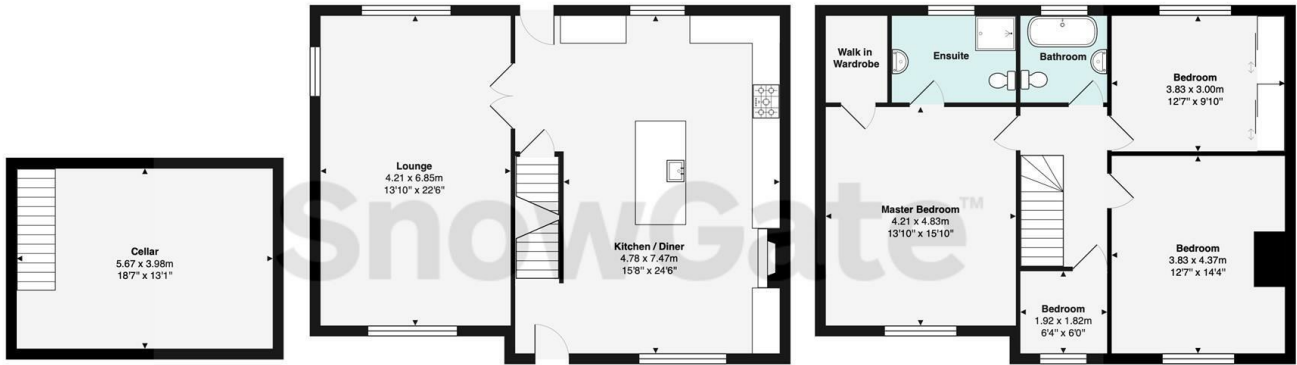


## Directions





# Floor Plan



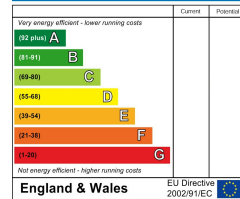
Nettleton Road, Mirfield, WF14 9AA

Total Area: 169.0 m<sup>2</sup> ... 1820 ft<sup>2</sup>

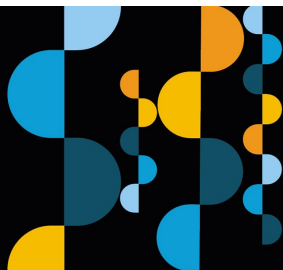
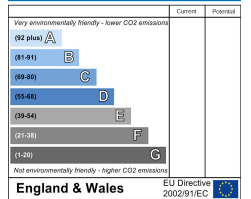
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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