



## 12 Pinfold Lane

, Mirfield, WF14 9HZ

This well presented four bedroom family home is ideally situated in a highly regarded location, just a short distance from the centre of Mirfield and a wide range of local amenities. Well-renowned schools are within comfortable walking distance, making this an excellent choice for families. Mirfield railway station, located in the town centre, offers superb connectivity to neighbouring towns and cities including Huddersfield, Leeds and Manchester, along with a direct line to London. Combined with nearby motorway networks, the property is perfectly positioned for commuters. This property would benefit from some cosmetic improvements in areas but offers an exciting opportunity for the next owners to make it their own. Occupying a generous plot, the home benefits from gardens to both the front and rear, a large driveway providing ample off-road parking, and a double garage. NO CHAIN.

**Offers Over £400,000**

12 Pinfold Lane  
, Mirfield, WF14 9HZ



- FOUR BEDROOM DETACHED FAMILY HOME
- WELL REGARDED LOCATION
- OFFERING EXCITING POTENTIAL
- A SHORT DISTANCE TO LOCAL AMENITIES & WELL RENOWNED SCHOOLS
- GENEROUSLY SIZED ACCOMMODATION
- NO ONWARD CHAIN

**Entrance**

**WC**

**Living Room**

**Dining Room**

**First Floor Landing**

**Bathroom**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Garden, Garage & Driveway**



**Directions**



# Floor Plan



Pinfold Lane, Mirfield, WF14 9HZ

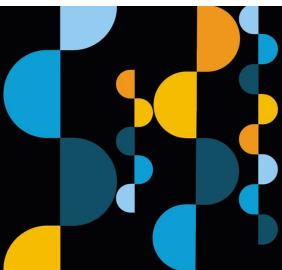
Total Area: 137.4 m<sup>2</sup> ... 1479 ft<sup>2</sup>

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 firms 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	
	Current		Projected
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	78	(69-80) C	
(55-68) D	68	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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](http://snowgate.co.uk)