



**Snow
Gate™**

**Estate
agency
done
properly**



93b Stocks Bank Road , Mirfield, WF14 9QB

Built in 2021 to an exceptional standard, this stunning three double bedroom home offers stylish and versatile accommodation in a contemporary design. Featuring a superb open plan living kitchen and three generous bedrooms, two with en-suite facilities, the layout provides flexibility for both family living and those looking to downsize, with two ground floor bedrooms allowing for bungalow-style living if required. Occupying a convenient position close to the centre of Mirfield, the property is ideally placed for local amenities, popular schools, public transport links and motorway access. Externally, there is a beautifully landscaped South-West facing rear garden and a driveway providing ample off-road parking. **FOR SALE WITH NO CHAIN.**

£495,000

93b Stocks Bank Road

, Mirfield, WF14 9QB

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- INDIVIDUAL THREE DOUBLE BEDROOM DETACHED PROPERTY
 - CLOSE TO THE CENTRE OF MIRFIELD & AMENITIES INCLUDING PUBLIC TRANSPORT LINKS
- BEAUTIFULLY DESIGNED IN A MODERN & CONTEMPORARY STYLE
 - SOUTH-WEST FACING GARDEN ENJOYING VIEWS & DRIVEWAY PROVIDES OFF ROAD PARKING
- OPEN PLAN LIVING KITCHEN & THREE DOUBLE BEDROOMS, TWO WITH ENSUITE
 - NO ONWARD CHAIN

Entrance

Open Plan Living Kitchen

Bathroom

Bedroom Two

Ensuite

Bedroom Three

Galleried Landing

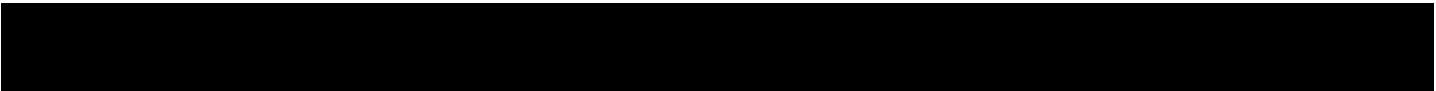
Master Bedroom

Ensuite

Garden & Driveway



Directions





Floor Plan

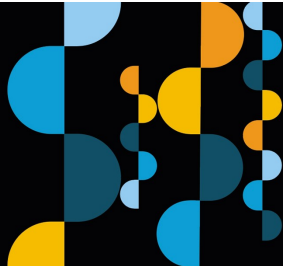
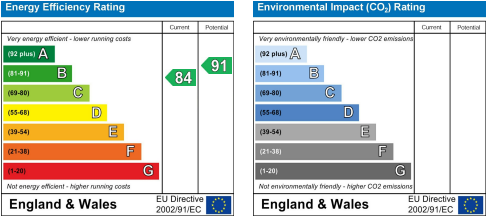


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Total Area: 144.6 m² ... 1556 ft²

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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Snow Gate

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