

VALUABLE FREEHOLD ESTATE IN MIRFIELD.

By Mr. JOHN LANCASTER, at the House of Mrs. Collins, the BLACK BULL INN, in MIRFIELD, in the County of York, on *Thursday, the Nineteenth Day of December, 1844*, at Five o'Clock in the Afternoon, (subject to such Particulars and Conditions as shall be then and there produced,

A Valuable FREEHOLD ESTATE, situate in MIRFIELD aforesaid, and comprising—all that capital MESSUAGE, or Dwelling-House, called MOOR SIDE HOUSE, containing Entrance Hall, Dining, Drawing, and Breakfast Rooms, and Kitchen, on the Ground Floor: with 2 good Cellars underneath; and 4 excellent Bed Rooms above Stairs, with large Attic over the whole; together also with the Warehouse, Workshops, Barn, Stable, Mistal, Cart Sheds, and other convenient Outbuildings, Yards, Garden, and Pleasure Ground, thereto belonging, as the same late were in the occupation of Mr. George Hirst, now deceased.

Also all that other recently erected Stone-built MESSUAGE, or Dwelling-House, situate near to the above-mentioned Dwelling-House, and comprising 2 Rooms on the Ground Floor, with good and commodious Cellaring underneath, and 3 Bed Rooms above Stairs; with the Outbuildings and Pleasure Grounds to the same belonging, as the same late were in the occupation of Mr. Hirst, now deceased.

And also those two valuable CLOSES of GRASS LAND, adjoining, called the UPPER and LOWER COMMON CLOSES, and containing together (with the Sites of the above described Buildings) 3 Acres 3 Roods and 5 Perches (be the same more or less), also late in the possession of the said George Hirst.

Both the Dwelling-Houses are well finished, in complete Repair, replete with good and useful Fixtures, and abundantly supplied with excellent Water; the Business Premises are suitably arranged for a Merchant or Manufacturer, or might, at a trifling expense, be converted into two Dwelling-Houses. The Land is in a high state of Cultivation, well Fenced and Roaded; and the Property altogether presents a most favourable Opportunity for the safe and profitable investment of Capital.

The Estate is distant only about 4 Miles from each of the Market Towns of Huddersfield and Dewsbury, and 1 Mile from the Cooper Bridge Station of the Manchester and Leeds Railway.

Applications to View may be made at the Premises, and further Particulars may be had of Mr. LANCASTER, Auctioneer, or of Mr. JACOMB, Solicitor, in Huddersfield.