

**CINDERHILLS, MIRFIELD.
TO BE SOLD BY AUCTION,**

At the Black Bull Inn, in Mirfield, in the County of York, on Friday, the Eighth Day of August next, at Four o'Clock in the Afternoon, precisely, subject to such Conditions as shall be then and there produced;

TWO UNDIVIDED FOURTH-PARTS of and in all that Capital Newly-Erected MESSUAGE, situate at Nunbrook, in Mirfield aforesaid, called CINDERHILLS-HOUSE, with the Barn, Stable, Warehouse, Fold, Yard, Garden, well stocked with Fruit-Trees in full Bearing, and Appurtenances thereto adjoining, in the Occupation of Mr. Andrew and Miss Brooks; and the following CLOSES of LAND, commonly called or known by the several Names, and in the Occupation of the several Persons, and containing the Quantities, (be the same more or less) hereinafter mentioned, that is to say,

Names of Fields.	Tenants' Names.	Quantity.		
		A.	R.	P.
The Holme.....	John Brewer.....	7	0	23
The Cinderhills.....	John Scholefield....	2	1	8
The Laith-Croft	Do	2	0	30
The Calf-Croft.....	Do.....	0	2	5
The Upper Calf-Croft....	Do.....	0	2	35
The Broad Field....	Mr. Andrew	2	3	30
The Tenter Field.....	Do.....	1	2	18
The Paddock.....	Mr. Rhodes.....	4	3	21
		22	1	10

The Premises are delightfully situated on the North Bank of the River Calder, and enjoy a very fine Prospect of Heaton Lodge, Kirklees Hall, and their respective Parks, and beautiful surrounding Scenery:— they also adjoin the Turnpike Roads from Leeds to Huddersfield, and Elland to Dewsbury, and from their central Situation as to all the Manufacturing Towns in the West Riding of Yorkshire, are a most desirable Residence for a Tradesman, as they are, in all other Respects, for a Person out of Business.

The Venders of the Two Fourth-Parts now offered for Sale have a First Mortgage, by Demise, for the Term of 1000 Years, on the Entirety of all the Premises, for securing £700 and Interest. And another Person, (not the Owner of either of the Two other Fourth-Parts) has also a second Mortgage in Fee, on the Entirety of Part of the Premises, for securing £400 and Interest; both of which Mortgages would be transferred to the Purchaser, if required, and would give him a most desirable Power over the Estate.

For further Particulars apply to Mr. Taylor, Solicitor, Mirfield.