

ALL that truly valuable **FREEHOLD ESTATE**, situate at and adjoining Water Road-lane, in Mirfield aforesaid, consisting of a Messuage or Dwelling-house, called Water Road Hall, containing three rooms on the ground floor, and a corresponding number of bed rooms above, with cellars under the whole building, together with the barn, stables, mistals, and other outbuildings adjoining the said messuage or near thereto; also a well-stocked and productive garden contiguous to the said dwelling-house. And also all those Four Closes or Parcels of rich Meadow Land adjoining to the said messuage, containing together, by admeasurement, seven acres or thereabouts.

The messuage and outbuildings are in good repair, which, together with the said land, offers an opportunity for investment rarely to be met with, being a most desirable country residence, and in one of the most healthy localities in the West Riding, and about ten minutes' walk from the Mirfield Railway Station, five miles from the market Town of Huddersfield, and three from Dewsbury. The property is in a ring fence, and in fact the most compact little estate to be met with in the neighbourhood. There is an abundant and never failing supply of excellent water on the premises.

For further particulars and to view the premises, application may be made to Mr. BENJAMIN WRAITH, the owner, on the premises; and for other particulars and to treat for the same, at the office of Mr THOS. LEADBEATTER, Solicitor, Mirfield, where a plan of the estate is deposited,

Mirfield, April 22nd, 1852.