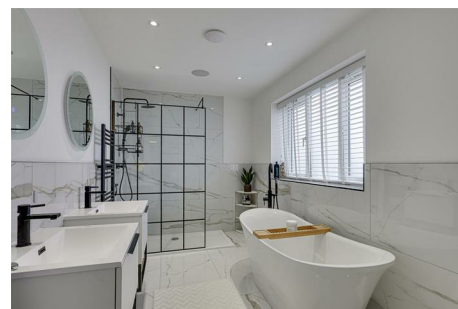




## 221 Kitson Hill Road , Mirfield, WF14 9DS

Built in 2022, this beautifully designed modern and contemporary home offers spacious and highly versatile accommodation finished to an excellent standard throughout. Ideally suited to a growing family, the property boasts five generous double bedrooms and well-proportioned living spaces, all thoughtfully arranged. The home enjoys a convenient position close to the centre of Mirfield, within walking distance of well-regarded local schools and a range of everyday amenities, while excellent transport links include the railway station in the centre of town connecting neighbouring towns and cities including; Huddersfield, Leeds, Manchester and a direct line to London, alongside easy access to major motorway networks. Externally, the property continues to impress with a gated driveway providing ample off-road parking and access to an integral garage. To the rear, a private south-facing garden offers a superb outdoor space, featuring a lawn and patio seating area - ideal for entertaining or relaxing, while enjoying spectacular far-reaching views. NO CHAIN.

£665,000

# 221 Kitson Hill Road

, Mirfield, WF14 9DS



- FIVE DOUBLE BEDROOM DETACHED FAMILY HOME
- SPECTACULAR VIEWS TO THE REAR
- GATED DRIVEWAY & INTEGRAL GARAGE
- BUILT IN 2022 TO A HIGH STANDARD IN A MODERN & CONTEMPORARY STYLE
- SOUTH-FACING GARDEN
- SECURITY ALARM, CCTV SYSTEM & CAT 5 CABLING
- OPEN PLAN LIVING KITCHEN & STUNNING MASTER SUITE
- CLOSE TO LOCAL AMENTIES INCLUDING SCHOOLS, PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- NO CHAIN

Entrance

Lounge

Open Plan Family Kitchen

Utility

WC

First Floor

Master Bedroom

Ensuite

House Bathroom

Bedroom Two

Bedroom Three

Shower Room

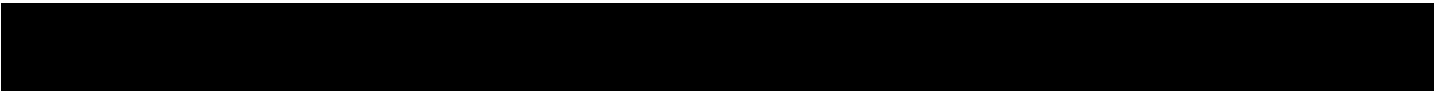
Bedroom Four

Bedroom Five

Garden, Driveway & Integral Garage

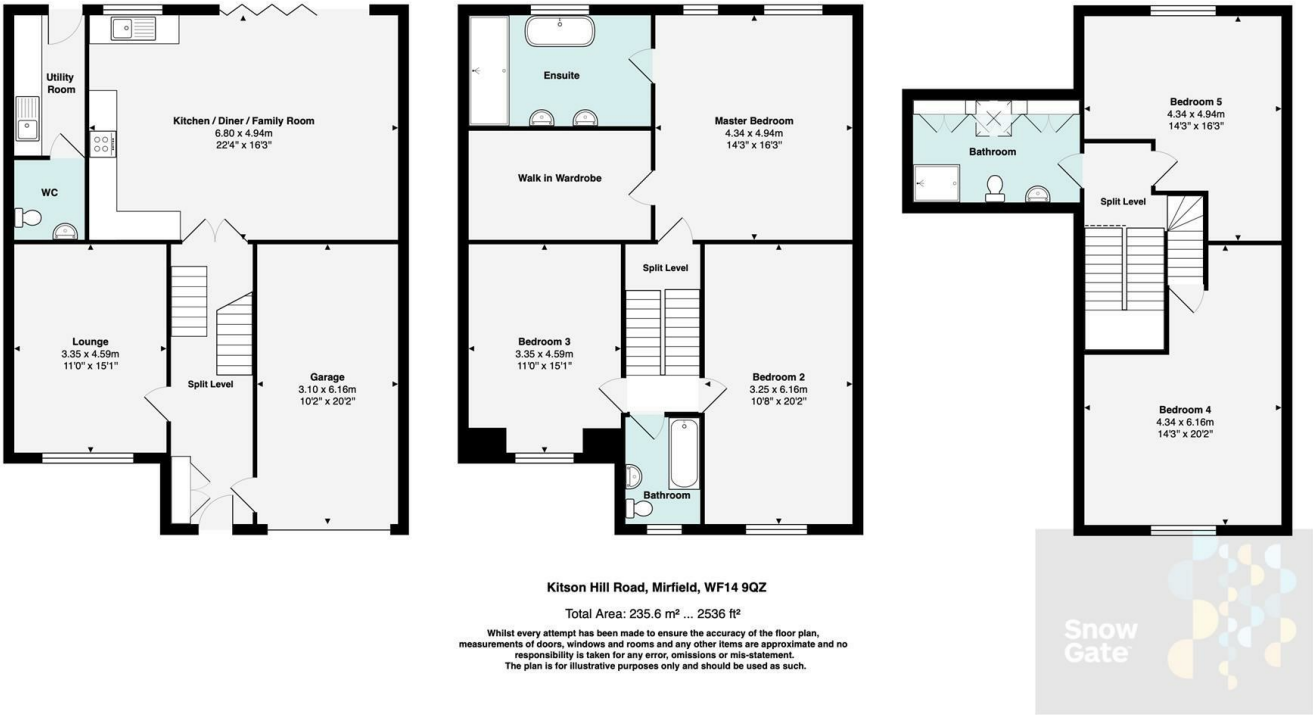


Directions





Floor Plan



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.

