



Apartment 18 Crowther House

East-Thorpe Court, Mirfield, WF14 8LP

SnowGate is delighted to introduce Crowther House, a landmark collection of luxury canal-side residences set within the heart of Mirfield. Created by the multi NHBC award-winning Darren Smith Homes, this distinguished development redefines later-life living through exceptional design, refined detailing and an uncompromising approach to quality. Designed exclusively for the over-55s, Crowther House offers a lifestyle of elegance, ease and convenience — where generous space, timeless architecture and modern comforts come together seamlessly. Demand has been immediate, with over 30% of the development already sold, leaving a limited number of exceptional homes remaining.

£755,000

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■ EXCEPTIONAL THREE-BEDROOM LUXURY APARTMENT DESIGNED EXCLUSIVELY FOR OVER-55S, EXTENDING TO APPROXIMATELY 1,809 SQ FT

■ STUNNING PRINCIPAL SUITE, FEATURING A SPACIOUS BEDROOM, DEDICATED DRESSING AREA & A LUXURY EN-SUITE BATHROOM

■ IMPRESSIVE OPEN-PLAN LIVING AND KITCHEN SPACE WITH BREATHTAKING CANAL VIEWS

■ HIGH-SPECIFICATION THROUGHOUT, REFLECTING THE QUALITY & CRAFTSMANSHIP OF DARREN SMITH HOMES

■ CONVENIENTLY PLACED WITHIN WALKING DISTANCE TO ALL TOWN CENTRE AMENITIES INCLUDING THE RAILWAY STATION.

■ GENEROUS FRONT & REAR FACING BALCONIES, SECURE UNDER-CROFT PARKING & LIFT ACCESS, OFFERING CONVENIENCE, COMFORT & PEACE OF MIND

Crowther House

Darren Smith Homes

Apartment 18

Living

20'8" x 17'7" (6.3 x 5.38)

Dining

13'7" x 10'10" (4.16 x 3.31)

Kitchen

12'5" x 9'2" (3.81 x 2.8)

Utility

7'7" x 5'8" (2.33 x 1.75)

WC

Bathroom

9'10" x 7'10" (3 x 2.39)

Master Bedroom

21'1" x 12'5" (6.44 x 3.8)

Dressing Room

9'3" x 7'10" (2.84 x 2.41)

Ensuite

12'5" x 8'2" (3.8 x 2.5)

Bedroom Two

24'5" x 9'3" (7.45 x 2.84)

Bedroom Three

14'3" x 8'7" (4.36 x 2.64)

Front & Rear Facing Balconies

Ownership & Costs

Warranty

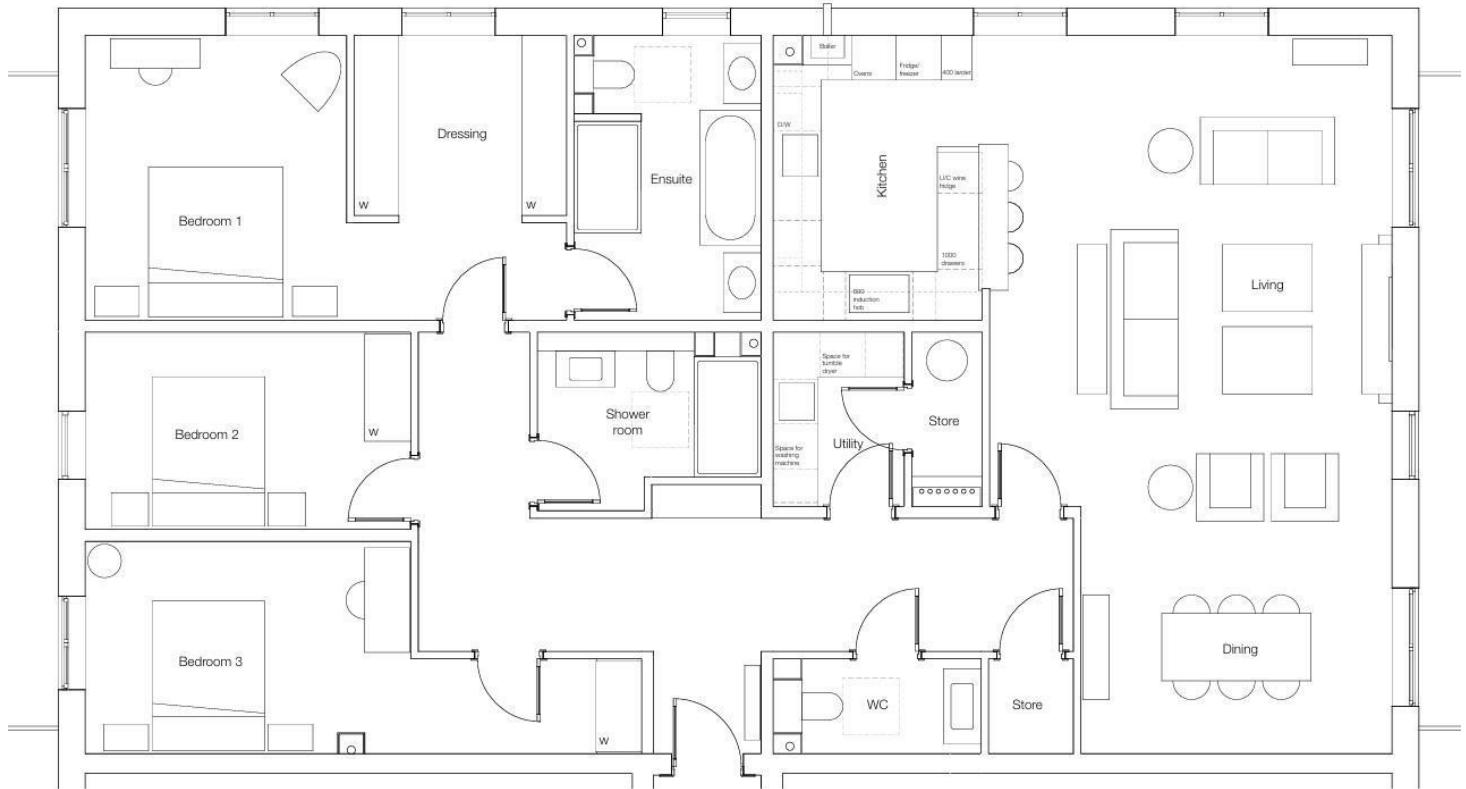


Directions





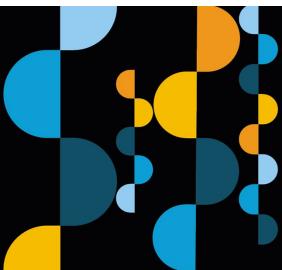
Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Estate agency done properly
Snow Gate™

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