



Apartment 21 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 21

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

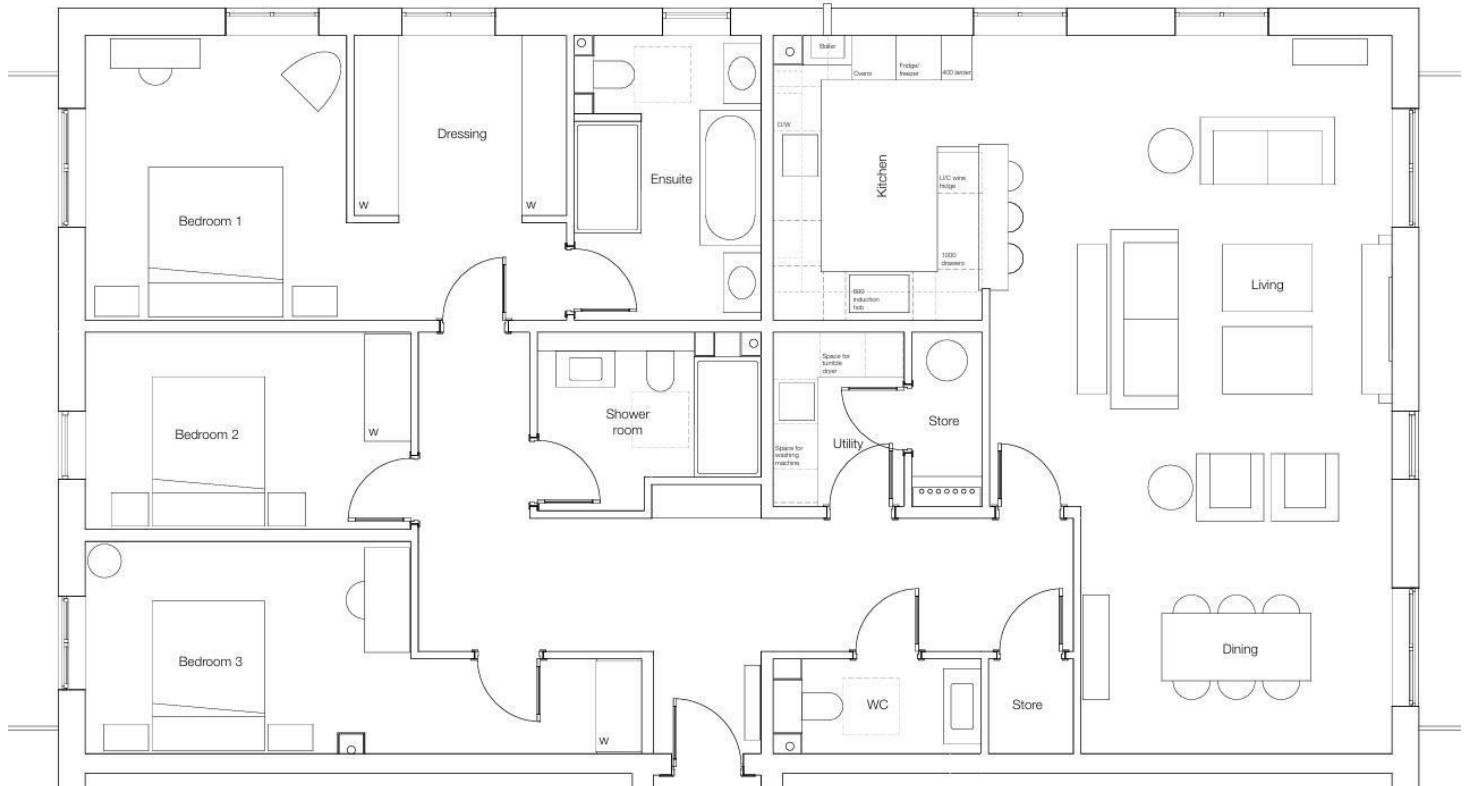


Directions





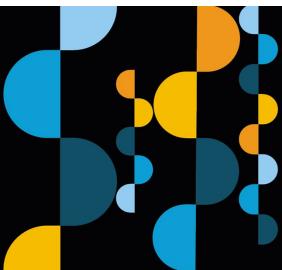
Floor Plan



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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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