



## 46 Crowlees Road , Mirfield, WF14 9JE

Individually designed by the current owners in the mid-1990s to an exceptional standard, this unique and spacious family home offers versatile living accommodation throughout. Set on a generous plot with a significantly larger-than-average south-facing garden, the property effortlessly blends thoughtful design with practical, modern family living. To the front, a large driveway provides ample off-road parking and leads to a large integral double garage with electric doors. Internally, the home features four generously sized double bedrooms and a well-balanced layout that is ideal for contemporary lifestyles. Perfectly positioned within walking distance of Mirfield town centre, the property benefits from easy access to a wide range of local amenities, including highly regarded schools. Excellent transport links are close by, with the nearby railway station offering direct services to Huddersfield, Leeds, Manchester, and even London—making this an ideal base for commuters. This is a rare opportunity to acquire a truly special home in a highly sought-after location.

**Offers Over £650,000**

# 46 Crowlees Road

, Mirfield, WF14 9JE



- INDIVIDUALLY DESIGNED & BUILT TO A HIGH SPECIFICATION
- OVERSIZED TWO-AND-A-HALF CAR GARAGE WITH WORKSHOP & STORAGE AREA
- OUTSTANDING TRANSPORT CONNECTIONS VIA RAIL & MOTORWAY NETWORKS
- FOUR DOUBLE BEDROOMS, INCLUDING A MASTER SUITE WITH EN-SUITE & DRESSING ROOM
- WALKING DISTANCE TO MIRFIELD TOWN CENTRE & EXCELLENT LOCAL SCHOOLS
- SITUATED ON A LARGE PLOT WITH BEAUTIFULLY MAINTAINED SOUTH-FACING GARDENS
- RHINO GREENHOUSE, RAISED BEDS & POTTING SHED - PERFECT FOR GARDEN ENTHUSIASTS

**Entrance Hall**

**Living Room**

**Dining Room**

**Dining Kitchen**

**Utility Room**

**Downstairs WC**

**Study**

**First Floor Landing**

**Master Bedroom**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**House Bathroom**

**Loft Storage**

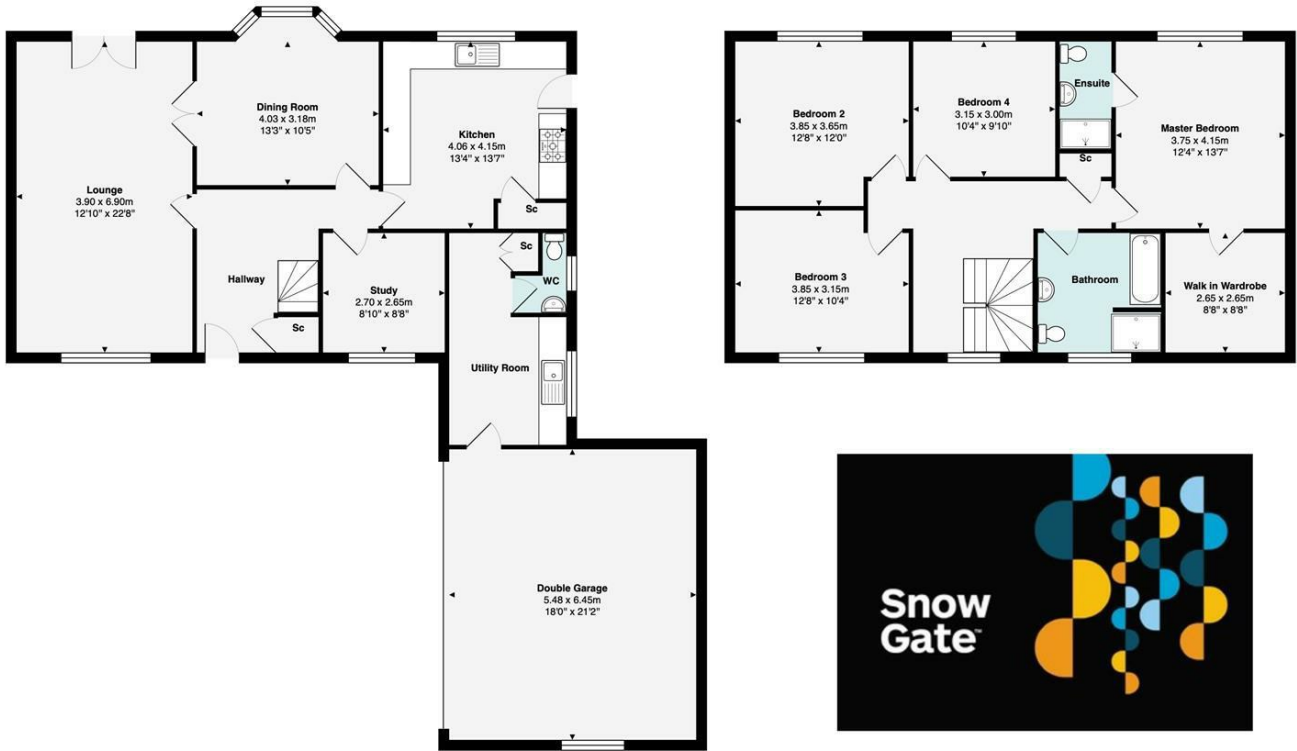
**Garden, Driveway & Garage**



**Directions**



# Floor Plan

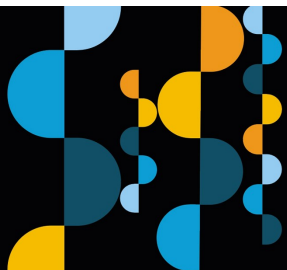
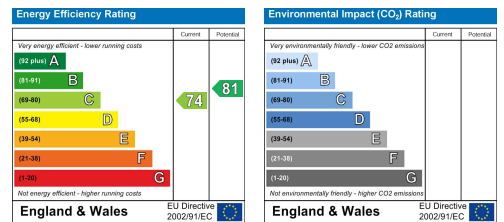


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Total Area: 210.2 m<sup>2</sup> ... 2263 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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