



96 Calder View

Lower Hopton, Mirfield, WF14 8JD

A beautifully presented four bedroom detached family home finished to a high standard throughout in a modern and contemporary style. Set across three spacious floors, the property offers generous and versatile accommodation ideally suited to modern family living. The home enjoys well proportioned living spaces with stylish interiors and quality finishes throughout. Externally, the property benefits from beautifully landscaped, low maintenance gardens to the rear, providing an ideal space for outdoor dining, entertaining and relaxing. Also featuring a summerhouse. To the front, an enclosed seating area enjoys attractive open aspect views. Situated in the highly regarded village of Lower Hopton and ideally positioned close to the centre of Mirfield, the property is within walking distance of a wide range of local amenities, well regarded schools and excellent public transport links. Mirfield railway station offers convenient connections to neighbouring towns and cities including Huddersfield, Leeds and Manchester, along with a direct line to London. Major motorway networks are also within easy reach, making the property ideal for commuters.

£375,000

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- FOUR BEDROOM DETACHED FAMILY HOME
- CONVENIENT LOCATION WITHIN WALKING DISTANCE TO MIRFIELD TOWN CENTRE, SCHOOLS & THE RAILWAY STATION
- BEAUTIFULLY FINISHED IN A MODERN & CONTEMPORARY STYLE
- LOW MAINTENANCE SOUTH-FACING REAR GARDEN
- SET OVER THREE FLOORS OFFERING SPACIOUS & FLEXIBLE LIVING
- DRIVEWAY & SINGLE GARAGE

Entrance

WC

Lounge

Dining Kitchen

First Floor Landing

Bathroom

Bedroom Two

Ensuite

Bedroom Three

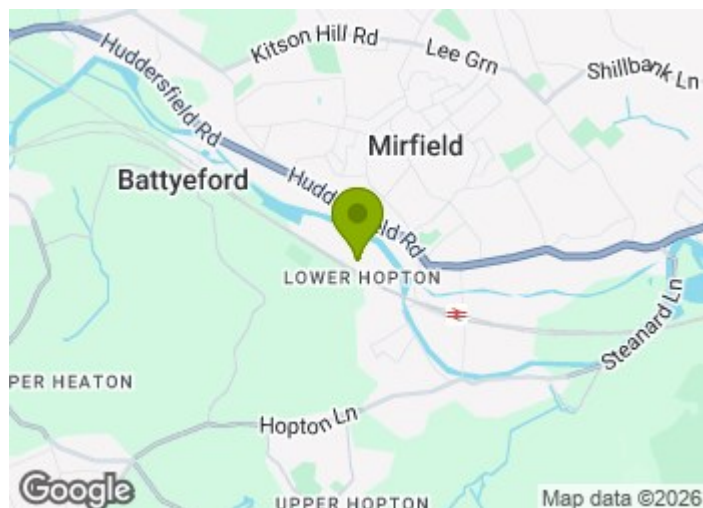
Bedroom Four

Second Floor

Master Bedroom

Ensuite

Gardens, Summerhouse, Garage & Driveway

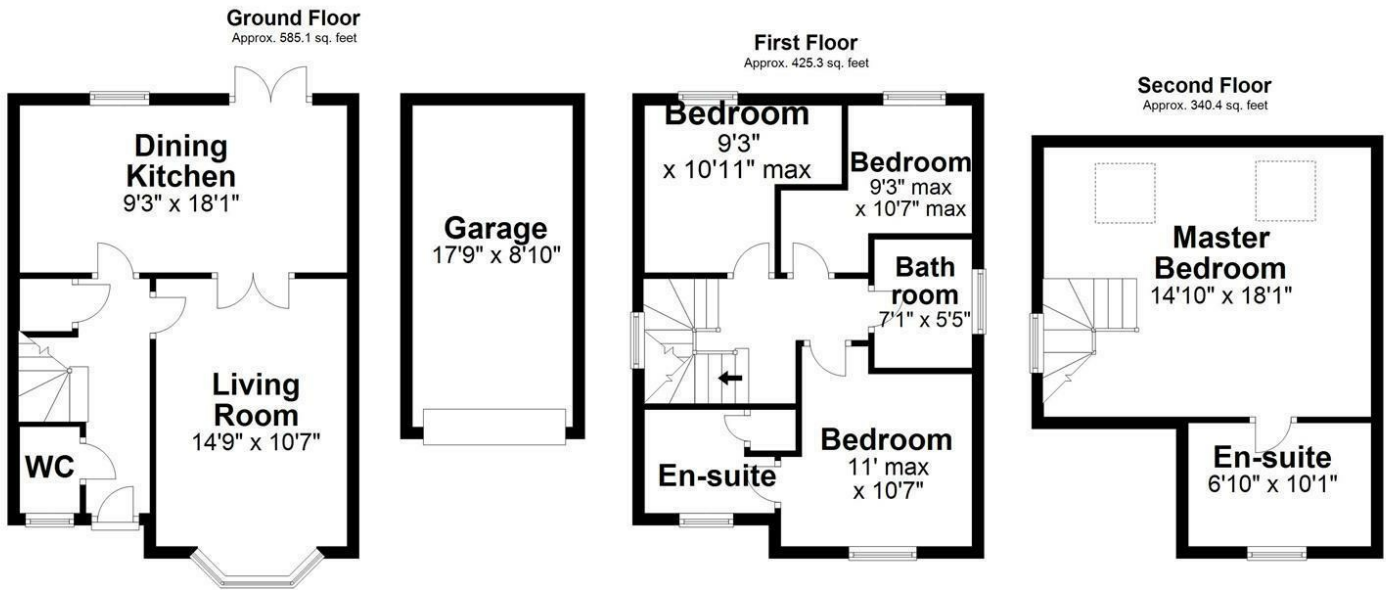


Directions

From our office proceed in the direction of Huddersfield taking a left turn by the side of Speights Lighting over the bridge and take the first right turn into Calder View, continue for a short distance past the flat then take the next right turn. Follow the road to the end then turn right. No. 96 is located on the right hand side.



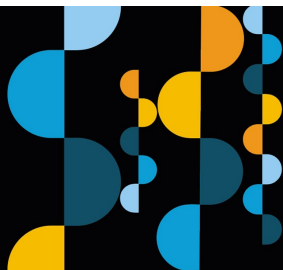
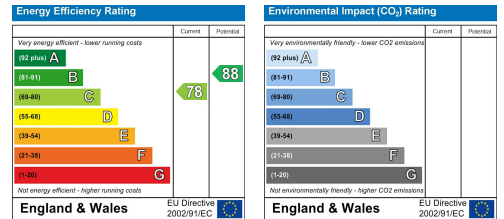
Floor Plan



Total area: approx. 1350.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

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