



Crowther House East-Thorpe Court

Mirfield, WF14 8LP

SnowGate are delighted to present Crowther House, an exclusive collection of luxury canal-side apartments in the heart of Mirfield. Crafted with meticulous attention to detail by the multi N.H.B.C. award-winning Darren Smith Homes, this exceptional development embodies elegance, comfort and community in perfect harmony. Designed exclusively for the over-55s, Crowther House represents refined living without compromise — where timeless design meets modern convenience. Even before launch, 25% of the development has already been reserved, leaving just 15 stunning residences available.

£340,000

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- A PRESTIGIOUS DEVELOPMENT BY MULTI N.H.B.C. AWARD WINNING DARREN SMITH HOMES, RENOWNED FOR CRAFTSMANSHIP & QUALITY
- OFFERING A Refined LIFESTYLE IN PICTURESQUE SETTING DESIGNED FOR THE OVER 55'S

- BEAUTIFUL CANAL-SIDE SETTING IN THE HEART OF MIRFIELD WITH SHOPS, CAFES, AMENITIES & THE RAILWAY STATION ALL WITHIN WALKING DISTANCE
- SECURE UNDER-CROFT PARKING & LIFT ACCESS TO ALL FLOORS

- EXTREMELY HIGH-SPEC FINISHES THROUGHOUT OFFERING LUXURY, COMFORT & CONVENIENCE
- NOW AVAILABLE FOR VIEWINGS – BUT WITH 25% ALREADY SOLD, EARLY INTEREST IS ESSENTIAL

Darren Smith Homes

Under Croft Parking

Crowther House

Ownership & Costs

Apartment 20

Warranty

Open Plan Living Kitchen

24'0" x 11'1" (7.32 x 3.4)

Utility

7'4" x 4'9" (2.25 x 1.45)

Cloaks/Storage

Bathroom

8'6" x 6'4" (2.6 x 1.95)

Bedroom One

15'1" x 10'2" (4.62 x 3.12)

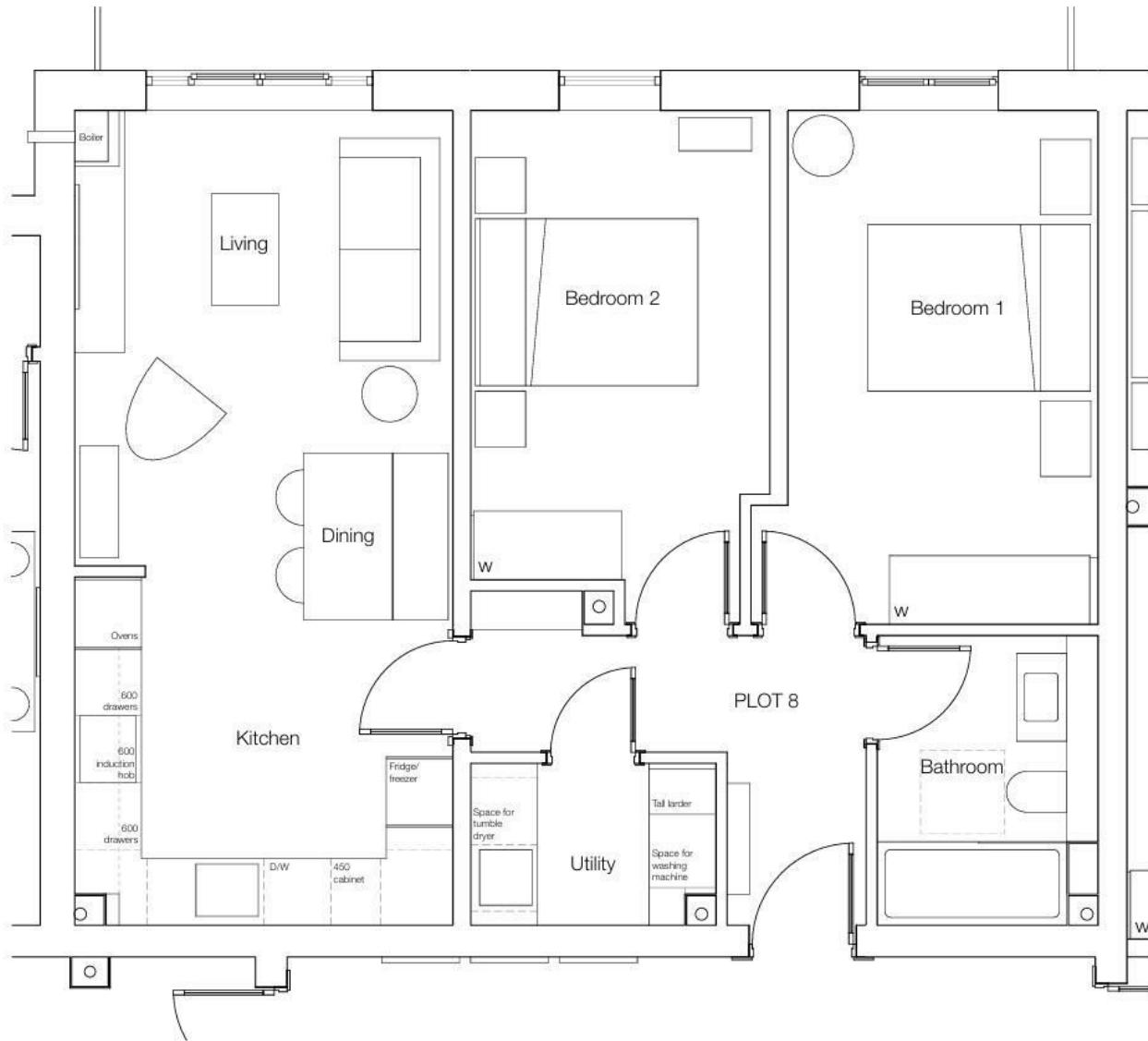
Bedroom Two

15'1" x 8'9" (4.62 x 2.69)





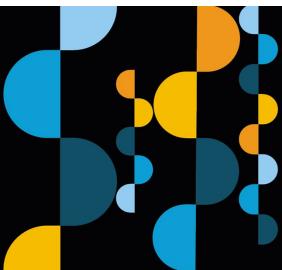
Floor Plan



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		Environmental Impact (CO ₂) Rating	
		Current	Projected
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	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Projected
Very environmentally friendly - lower CO ₂ emissions			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Estate agency done properly
Snow Gate™

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