



## 89 Calder View

Lower Hopton, Mirfield, WF14 8JF

A beautifully presented four bedroom detached family home set over three floors offering generous and flexible accommodation throughout. The property would suit a growing family and is conveniently located within walking distance to the centre of Mirfield and amenities including public transport links and the well renowned primary school. The railway station connects neighbouring towns and cites including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also within close proximity. The driveway to the side provides off road parking and leads up to the single garage. Positioned to the rear is an enclosed, South-West facing walled garden providing an excellent space to sit out and relax.

£360,000

# 89 Calder View

Lower Hopton, Mirfield, WF14 8JF



- FOUR BEDROOM DETACHED FAMILY HOME
- RAILWAY STATION & MOTORWAY NETWORKS NEARBY
- SPACIOUS & FLEXIBLE ACCOMMODATION SET OVER THREE FLOORS
- SOUTH-WEST FACING REAR GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES INCLUDING SCHOOLS
- DRIVEWAY & GARAGE

## Entrance

## WC

5'6" x 3'3" (1.7 x 1)

## Living Room

14'9" x 10'5" (4.5 x 3.2)

## Dining Kitchen

18'4" x 9'2" (5.6 x 2.8)

## First Floor Landing

## House Bathroom

7'2" x 6'2" (2.2 x 1.9)

## Bedroom Two

10'5" x 9'6" (max) (3.2 x 2.9 (max))

## Ensuite

7'6" x 5'6" (2.3 x 1.7)

## Bedroom Three

10'9" x 8'10" (max) (3.3 x 2.7 (max))

## Bedroom Four

7'6" x 7'2" (2.3 x 2.2)

## Second Floor

## Master Bedroom

18'8" x 14'1" (max) (5.7 x 4.3 (max))

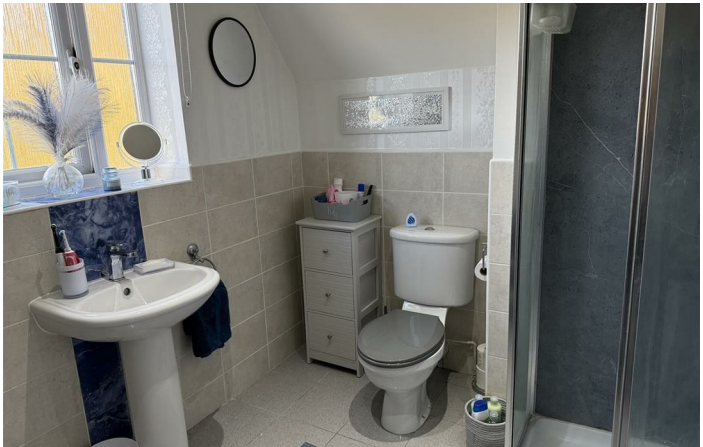
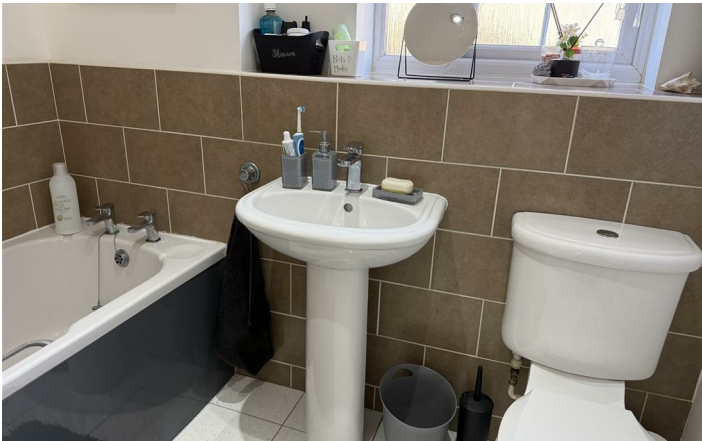
## Ensuite

9'2" x 6'10" (2.8 x 2.1)

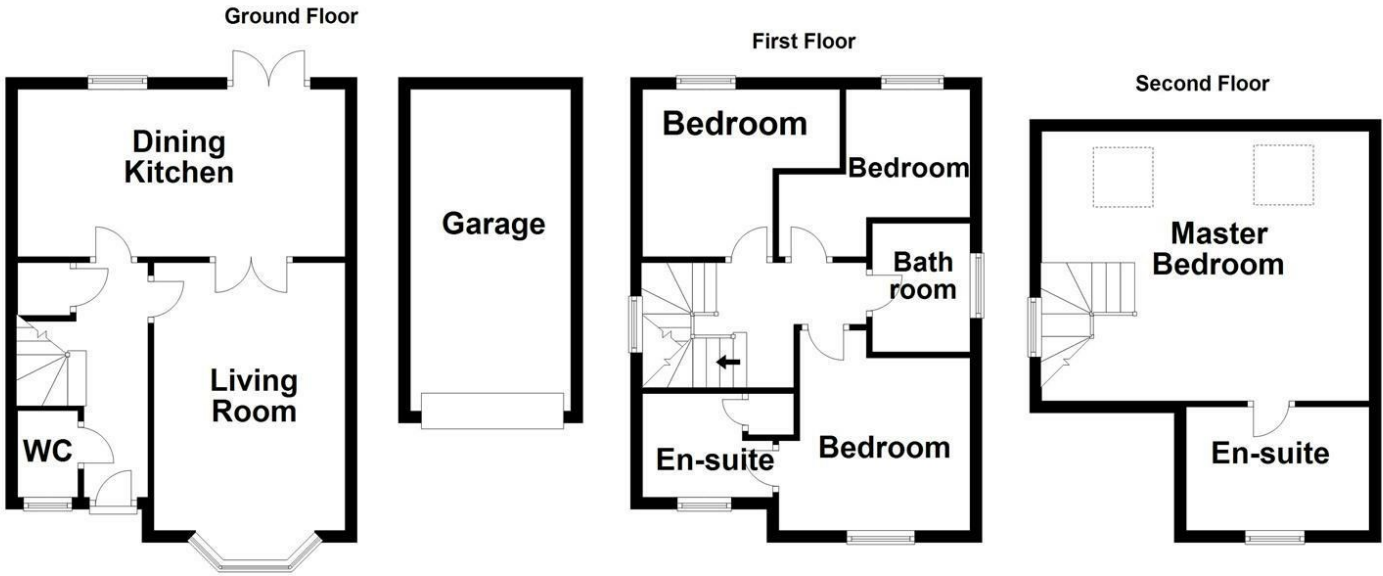
## Garden, Driveway & Garage







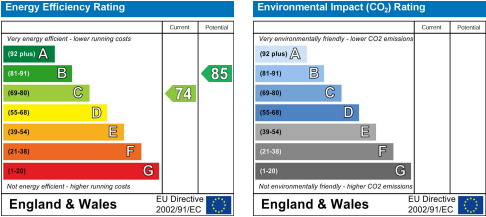
Floor Plan



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.

Calder View, Mirfield

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