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**Finest**  
*A Collection of Yorkshire's Finest Homes*

Chiltern Drive  
Mirfield





## Chiltern Drive Mirfield

Offers In Region Of £635,000

AN EXCEPTIONALLY HIGH STANDARD 5 BEDROOM PROPERTY WITH QUALITY FINISHING THROUGHOUT. LOCATED IN THE HIGHLY REGARDED VILLAGE OF UPPER HOPTON. FAR REACHING VIEWS TOWARDS MIRFIELD TOWN FROM THE FRONT OF THE PROPERTY. WITH A DOUBLE GARAGE AND AN OPPORTUNITY TO CREATE A WORK OR OFFICE SPACE ABOVE.

Chiltern Drive can be found at the top of a quiet cul-de-sac in the highly regarded village of Upper Hopton. The drive way flows towards the impressive entrance with ample parking for numerous cars leading to a double garage. The property sits in a manicured lawn to the rear with mature established plants around the borders. Patio seating area along the rear of the property allowing for seating and space for BBQ with a shed currently used for growing produce. It lends itself for fabulous entertaining and secure area for families.



Entering the property through the stain glass and wooden door you are welcomed with a large open, bright entrance hall. With a light cream colour carpeted throughout. Leading from the entrance hall includes substantial storage areas. The first reception room houses a working wood burning fire sitting in a stone hearth. Tastefully decorated in neutral colours, the cream carpets flowing in to all the rooms. Patio doors lead to the rear of the property to the garden, entertaining area. Downstairs cloakroom presents a white sink and matching toilet with a toiletries cabinet. Next to which the utility room with the combi boiler, holds the washing machine and sink where the door leads on to the garden, entertaining patio. The entrance hall looks towards the wood and glass stair case and cream carpet.

The impressive kitchen has views at the front reaching over Mirfield with AEG 5 ring cooker and AEG extractor fan, Bosch microwave. The large marble island with sink, chrome tap, Fisher Paycal dishwasher and Larder fridge and freezer. Grey hi gloss kitchen units matching the grey floor tiles and additional storage/larder.



The main living area with neutral cream carpets leads to a bi folding patio doors with views to the garden allowing the area to meet the outside entertaining space. An extremely versatile large room with many possibilities.

The first floor landing leads to 5 bedrooms, 2 with ensuite, Jack and Jill bathroom. The family bathroom has a free standing bath with power shower, heated chrome radiator with grey, non slip tiles. All matching wooden doors to all the rooms. The bedrooms are carpeted with fitted wardrobes, double glazed windows. A row of additional storage lines the hallway leading towards the master suite with a generous sized ensuite, separate bath and shower and power points. The floor comprises of cream tiles.

## EXTERIOR

The wrap around garden to the rear of the property offers a private, entertaining space with the combination of mature planting, grassed lawn and full length of the house patio sitting area. The house has a drive for off road parking and can support numerous vehicles, with additional parking in the double garage. The garage has Velox windows and is boarded out to create a home office and additional space if required.



## LOCATION

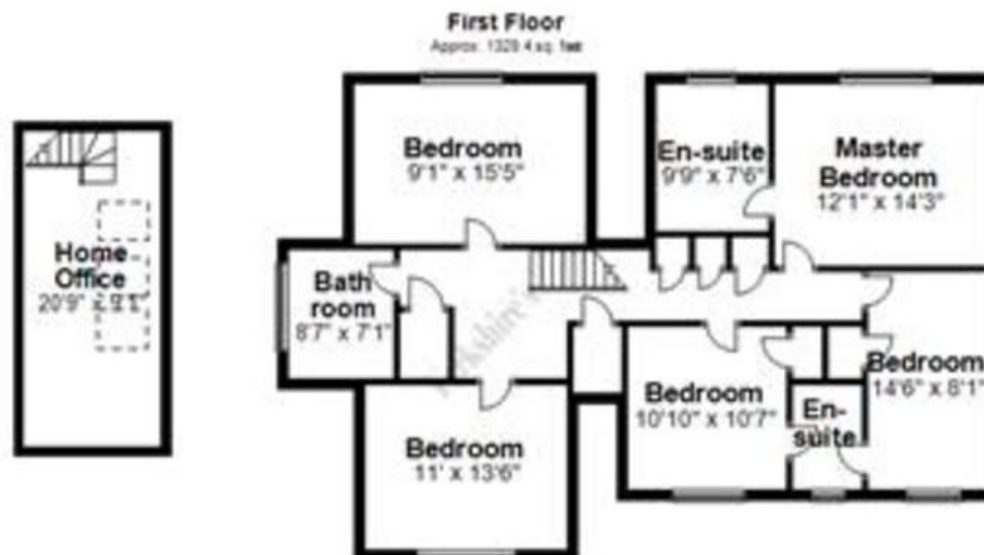
The historic town of Mirfield with an attractive high street provided with boutique shops and high street favourites is just moments away from Chiltern Drive. During the 18th century, a canal was constructed through the town linking the River Calder with other rivers in the area. The canal is still in use for recreational users, with a high popularity of the pastime "duck feeding" being present along the waters edge. Peppered with restaurants and bars along the canal and attractive walks, it is easy to see why Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life. Great schooling is within comfortable walking distance including Castle Hall Academy which is a mixed 11–16 Academy. The school has been awarded specialist Language College status. Offered with a free carpark, Mirfield is provided with a local train station which is 650 meters/5 mins walk with direct trains to London Kings Cross, Leeds, Manchester, Halifax, Bradford, Huddersfield and Wakefield. With its easy commuter routes and comfortable access to the motorways, Mirfield offers an ideal location to readily access a wealth of large towns and main city centres.

## WHAT3WORDS

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## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Total area: approx. 2875.7 sq. feet

Based on Plan for Information Purpose Only, no measurements of walls, doors, windows, fittings, and appliances including floor coverings and kitchen (oven/hood) are and approximate only. This cannot be regarded as being a representation of the actual dimensions of the property. The floor plan is for information only.

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601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





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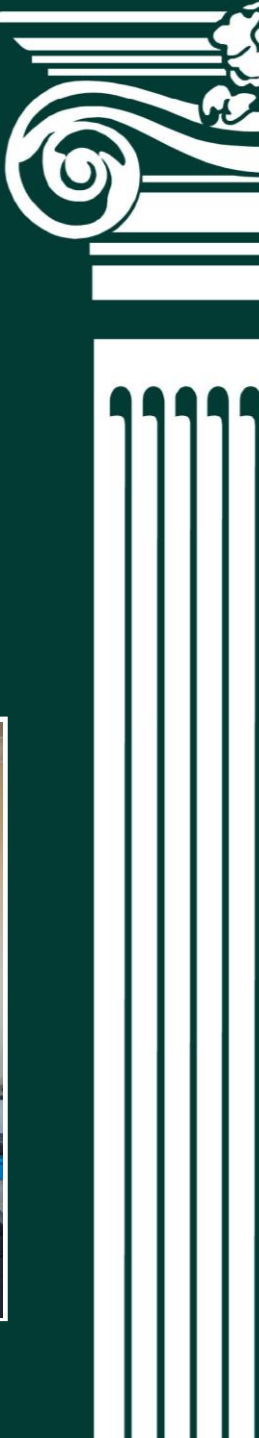


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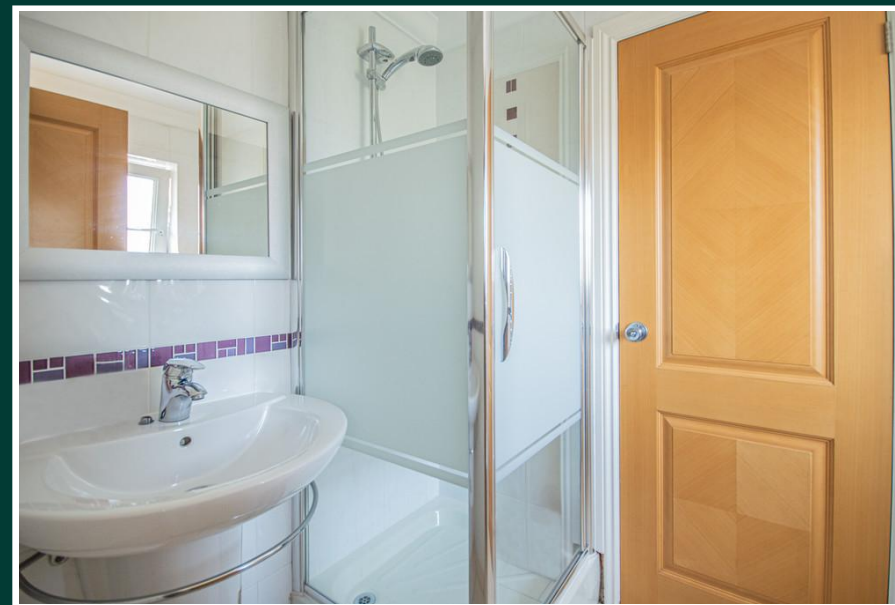




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