



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

Field View House  
Mirfield



## Field View House

Mirfield

Offers In Region Of £1,695,000

WELCOME TO FIELD VIEW HOUSE, A DISTINGUISHED DETACHED RESIDENCE METICULOUSLY CRAFTED BY ITS CURRENT OWNERS, NESTLED IN A TRANQUIL ENCLAVE OF MIRFIELD. SPANNING OVER 6500 SQUARE FEET ACROSS THREE FLOORS, THIS BESPOKE HOME OFFERS EXPANSIVE AND ADAPTABLE LIVING SPACES SUITABLE FOR LARGE FAMILIES OR THOSE SEEKING MULTI-GENERATIONAL LIVING ARRANGEMENTS.

Ideally situated between Huddersfield and Wakefield, Mirfield boasts a coveted countryside backdrop while enjoying the convenience of urban amenities at your fingertips. Commuting to London is effortlessly attainable via Wakefield Westgate train station, complementing the village's accessibility. Additionally, esteemed private schools are within easy reach, enhancing the appeal of this exceptional property.

The primary living spaces are predominantly located on the ground floor, featuring a contemporary open-plan design that extends seamlessly across the rear elevation, complemented by underfloor heating and opening onto the enclosed rear garden. The modern kitchen, equipped with high-end appliances, effortlessly transitions into the dining area and then into a cozy sitting room, each maintaining its distinct character while harmonizing with the overall design. Bi-folding doors spanning the rear facade create a



unique indoor/outdoor living ambiance.

Towards the front elevation, a generously proportioned sitting room bathed in natural light connects to a cinema room, offering a serene retreat. Completing the ground floor are an office, a convenient W.C., and a spacious utility room.

Ascending to the first floor, a dedicated games room awaits, providing ample space for entertaining or serving as a private domain for teenagers or children to enjoy their own living area.

Within this expansive residence, you'll discover two grand suites, along with a third bedroom boasting a walk-in wardrobe and ensuite, a fourth with an ensuite, and a spacious fifth double room.

The primary suite is truly remarkable, featuring a vast double bedroom with a rear-facing bay window, accompanied by a walk-in wardrobe, dressing room, and an exquisite ensuite shower room. Double doors lead to your private sitting room or nursery, offering picturesque views of the surrounding countryside.

Nestled on the second floor, the secondary suite awaits, complete with its own walk-in wardrobe, ensuite, and an adjoining sitting room. Rounding out the accommodation is a stylish family bathroom, adding to the sophistication of this remarkable home.

A tree lined, gated gravel driveway leads to the property which is set on a private lane, providing ample parking for multiple vehicles and providing access to the integral double garage. To the rear, a well maintained garden is mainly laid to lawn and backs onto open countryside with patio areas for seating and enjoying the summer months.

### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band G

EPC: Band C

What3Words: invent.songs.cubes

Parking: Driveway and garage

### **UTILITIES**

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Underfloor heating downstairs, central heating upstairs

Broadband: Superfast Fibre Broadband

Mobile Coverage: 4G/5G Available Check With Provider

### **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.

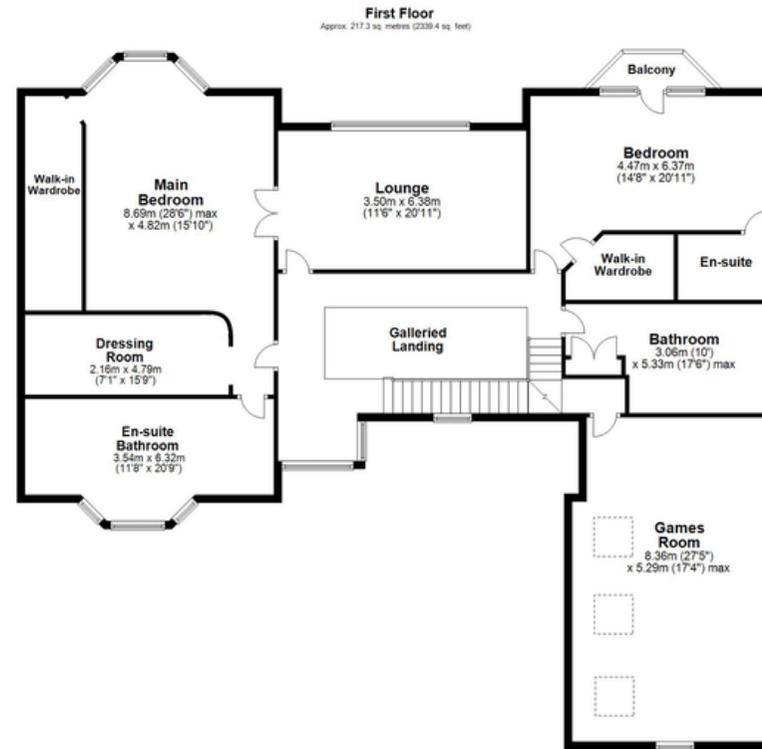
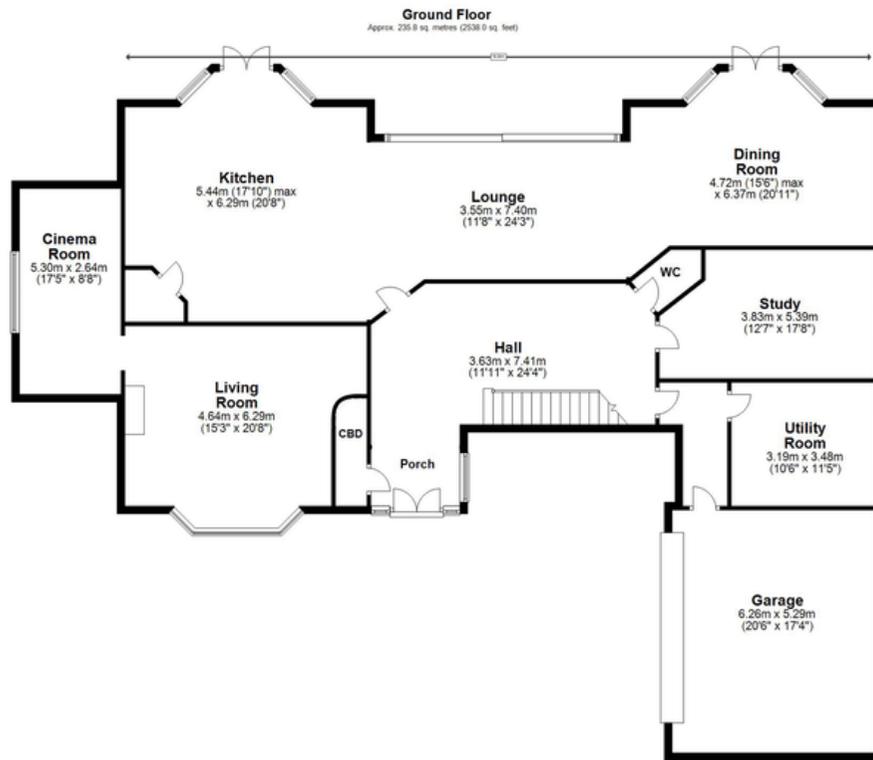
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 606.5 sq. metres (6528.2 sq. feet)





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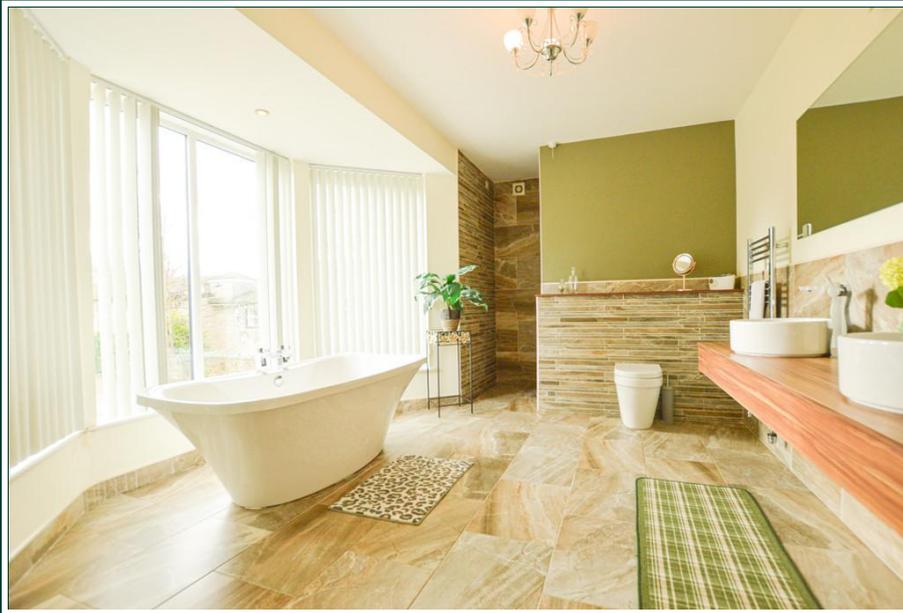


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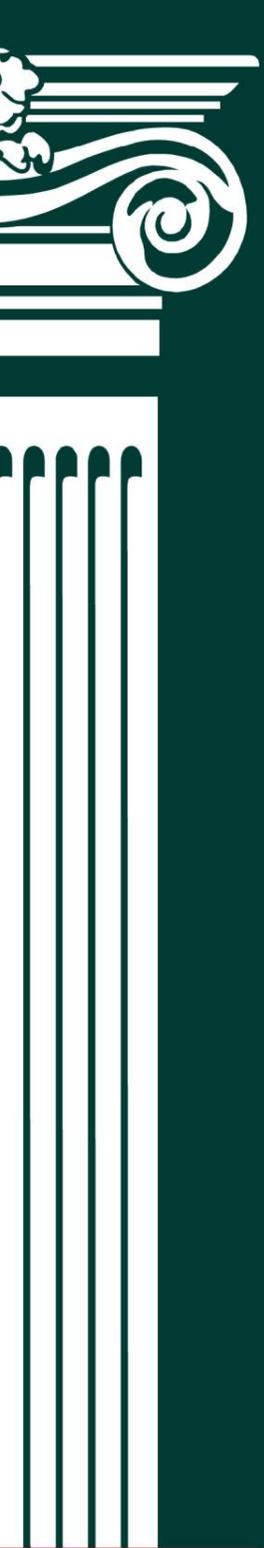


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