



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

Hepworth Close
MIRFIELD,



Hepworth Close MIRFIELD

Offers Over £499,999

YORKSHIRE'S FINEST ARE PROUD TO PRESENT TO THE MARKET THIS EXCEPTIONAL 5-BEDROOM DETACHED PROPERTY WHICH HAS BEEN THOUGHTFULLY EXTENDED TO PROVIDE REMARKABLY SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION.

Nestled in a sought-after residential area, it is conveniently located just one mile from the vibrant Mirfield town centre, which boasts a wealth of amenities including highly regarded schools, diverse shops, and excellent bus and rail connections to nearby towns and cities. Additionally, the M62 motorway network is a mere 2 miles away, offering effortless access for commuters.

Upon entering, you are greeted by a spacious and welcoming entrance hallway that sets the tone for the rest of the home. The ground floor features a generous lounge perfect for relaxation, a sophisticated dining room ideal for entertaining, a modern and well-equipped kitchen, a practical utility room, a convenient ground floor cloakroom/WC, and a versatile study.



The first floor hosts five generously sized double bedrooms, providing ample space for family and guests. The master bedroom boasts an elegant ensuite bathroom, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with its well-proportioned gardens both at the front and rear, offering plenty of space for outdoor activities and leisure. A private driveway provides off-road parking, leading to an integral single garage for additional convenience.

Tastefully decorated throughout, this property benefits from uPVC double glazing and efficient gas central heating, ensuring comfort and energy efficiency. An early internal inspection is highly recommended to truly appreciate the quality and potential of this ideal family home.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: C

What3Words: stage,cage,streak

Parking: Garage, off road

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your 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.

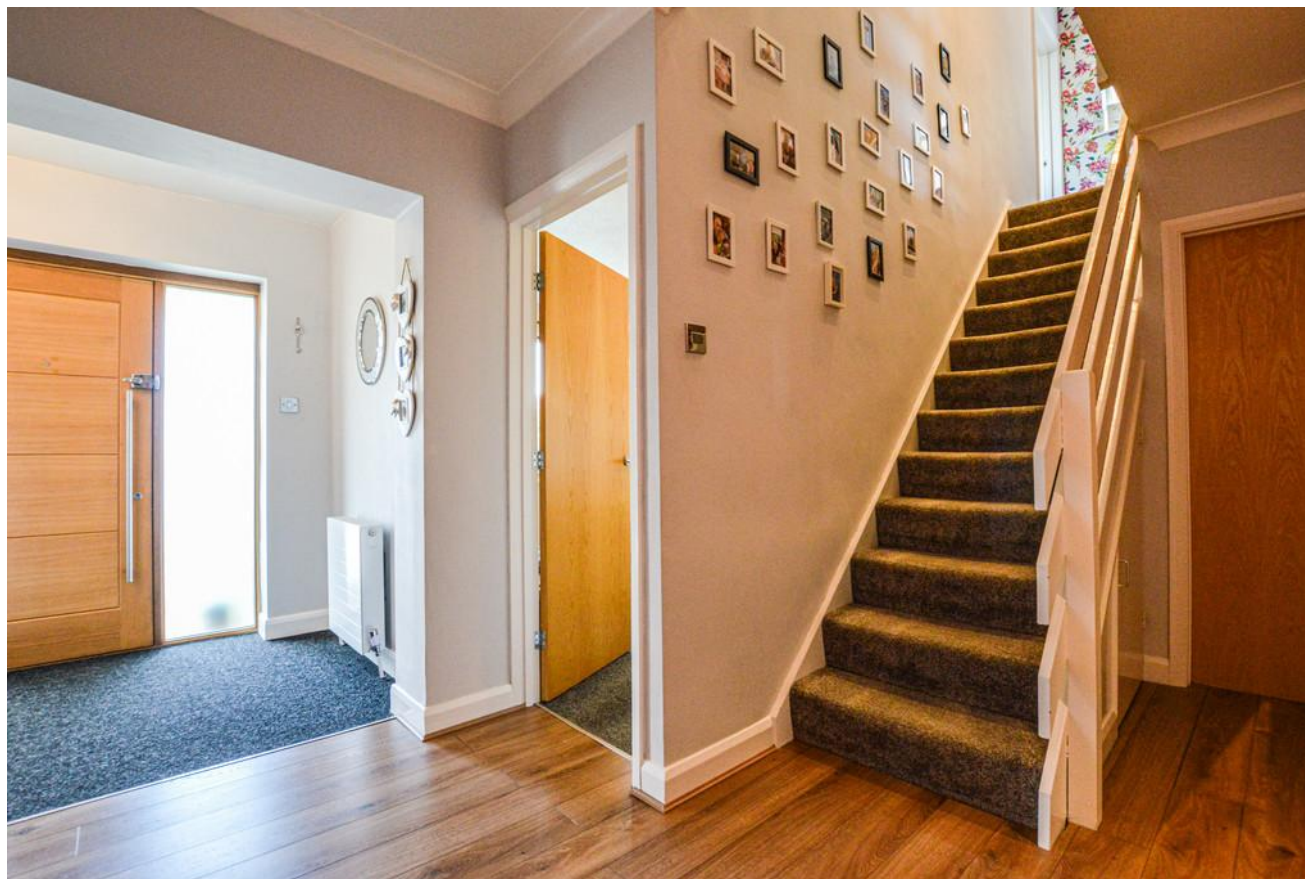
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

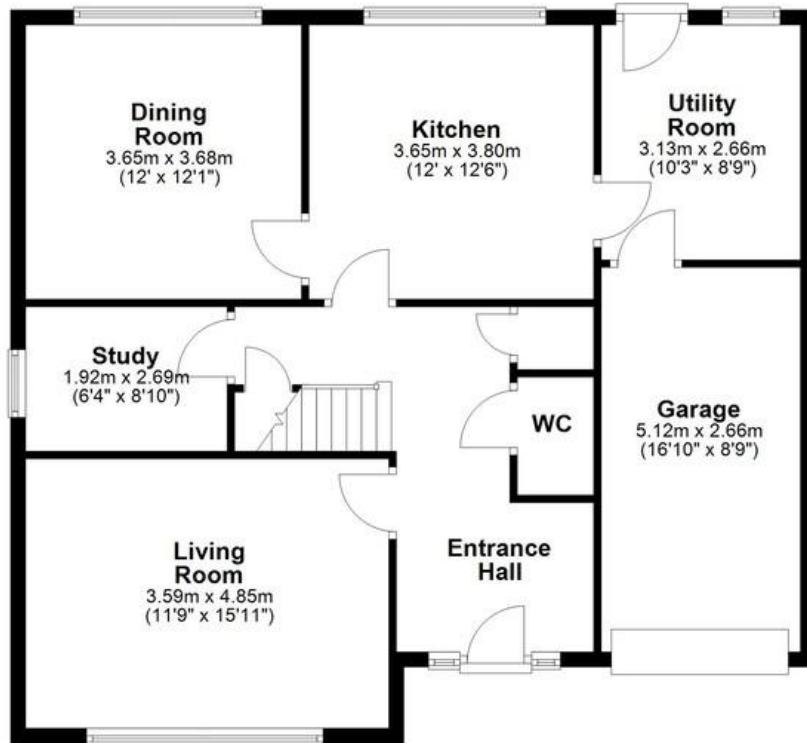
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES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





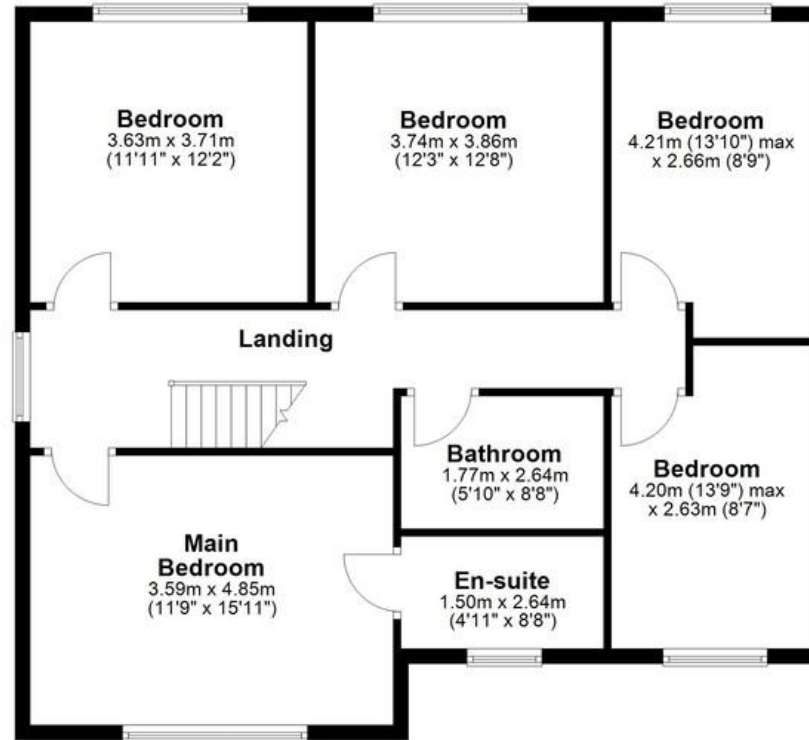
Ground Floor

Approx. 91.3 sq. metres (983.1 sq. feet)



First Floor

Approx. 91.4 sq. metres (983.7 sq. feet)

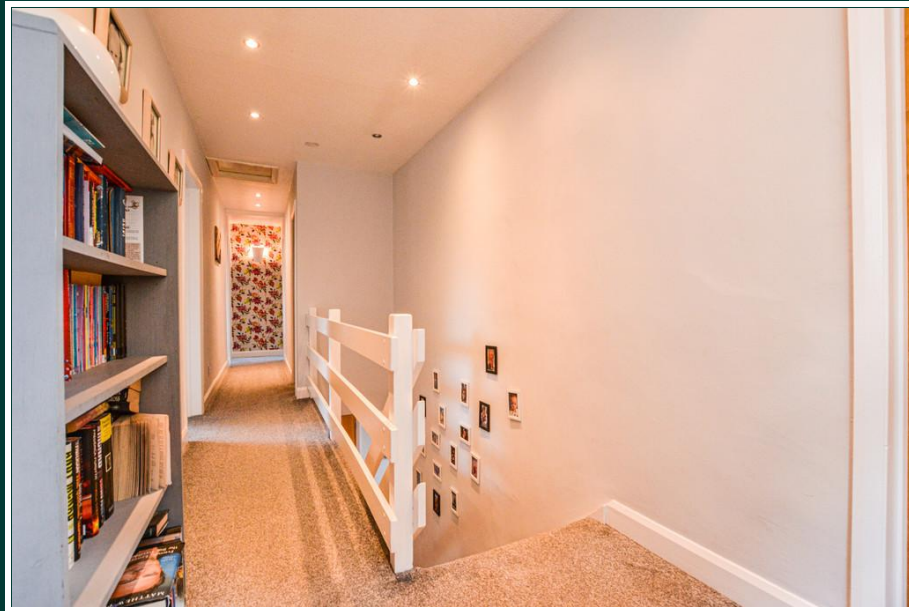


Total area: approx. 182.7 sq. metres (1966.8 sq. feet)





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