



## 11 Moor Croft Close

Mirfield, WF14 9FA

A four bedroom detached family residence built in 2015 offering modern and contemporary living. The property has since been extended to create spacious and flexible accommodation ideal for growing families. Conveniently located within close proximity to the centre of Mirfield and local amenities including well renowned schools. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also within close proximity. The property, set within this popular and exclusive development, enjoys a private and enclosed garden to the rear with patio and lawn with attractive borders. Also having a larger summer house, ideal for entertaining and relaxing with friends!

£425,000

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- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- EXCLUSIVE DEVELOPMENT BUILT IN 2015 & EXTENDED IN 2020 TO CREATE ADDITIONAL FAMILY ROOM
- WITHIN CLOSE PROXIMITY TO THE OPEN COUNTRYSIDE WITH MANY WALKS AVAILABLE FROM THE DOORSTEP
- CONVENIENTLY POSITIONED FOR ACCESS TO THE MOTORWAY & PUBLIC TRANSPORT LINKS
- SUMMERHOUSE WITH LIGHTING & POWER
- SEPARATE GROUND FLOOR STUDY IDEAL FOR THOSE WHO WORK FROM HOME
- DRIVEWAY PROVIDES OFF ROAD PARKING & DETACHED GARAGE WITH UP & OVER DOOR AS WELL AS PEDESTRIAN DOOR FOR ACCESS TO THE GARDEN
- GENEROUS, PRIVATE & ENCLOSED REAR GARDEN CREATING AN IDEAL SPACE FOR RELAXING & ENTERTAINING

**Entrance**

**Lounge**

**Study**

**Utility**

**WC**

**Dining Kitchen**

**Family Room**

**First Floor Landing**

**House Bathroom**

**Master Bedroom**

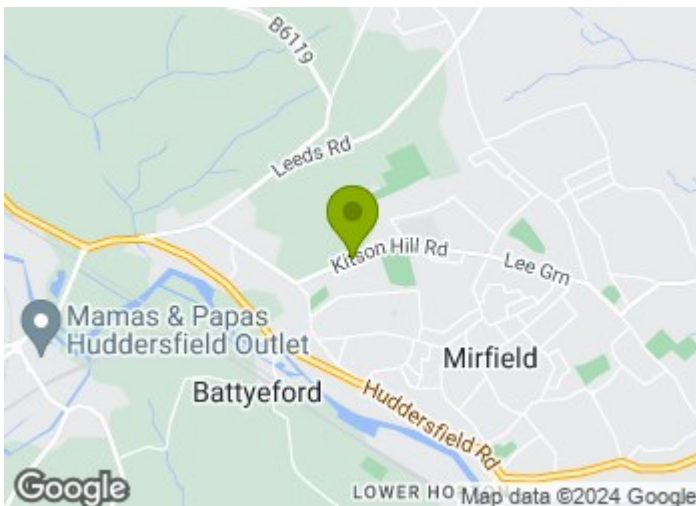
**Ensuite**

**Bedroom Two**

**Bedroom Three**

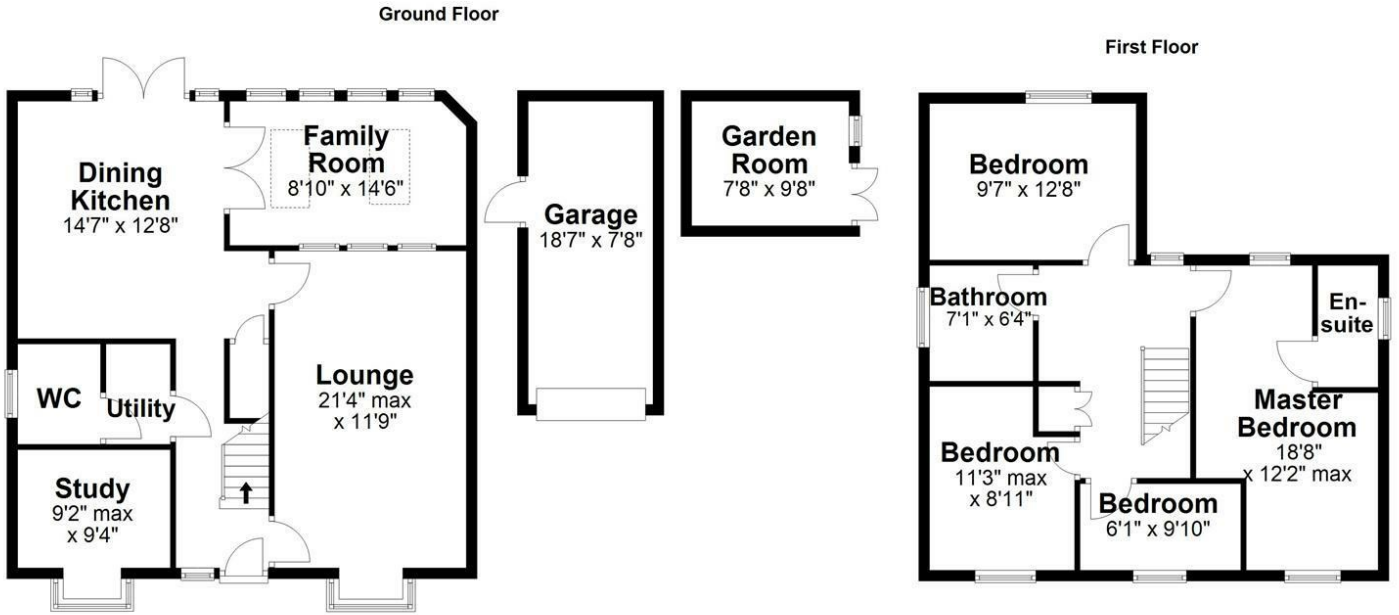
**Bedroom Four**

**Garden, Driveway, Garage & Summer House**





# Floor Plan

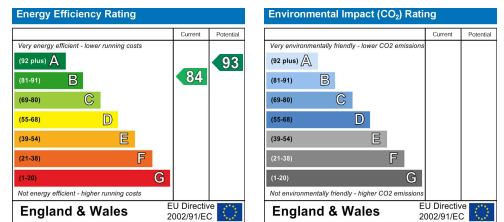


Total area: approx. 1641.8 sq. feet

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.

Moor Croft Close, Mirfield

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