

## Croft House Cottage 65 Jackroyd Lane

Upper Hopton, Mirfield, WF14 8HS

Nestled in the charming village of Upper Hopton, this stunning four-bedroom family home (plus annexe) presents a unique opportunity for those seeking a blend of character and comfort in a sought-after village setting. Dating back to the 1800s, the property has since been extended to offer a spacious and flexible family residence. Boasting a full renovation within the last five years, including a new kitchen, bathroom, addition of a master ensuite and dressing room and boilers, ensuring a modern and contemporary living experience yet still showcasing much of the original charm and character including the stunning exposed beams. The addition of an annexe above the garage provides versatility and extra space for various needs, making it a truly flexible property. The large gated driveway provides off road parking for up to four cars and leads to the single garage with electric doors. The beautiful cottage gardens surrounding the property provide a tranquil escape and a picturesque setting for outdoor relaxation and entertaining guests. A short drive to the centre of Mirfield with a wide variety of amenities available including popular schools and the railway station which 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.

£650,000

# Croft House Cottage 65 Jackroyd Lane

Upper Hopton, Mirfield, WF14 8HS



- SPACIOUS FOUR BEDROOM FAMILY HOME (PLUS ANNEXE)
- FULLY REFURBISHED IN RECENT YEARS TO A HIGH SPECIFICATION, SHOWCASING BEAUTIFUL CHARACTER FEATURES
- ANNEXE ABOVE THE GARAGE
- HIGHLY DESIRABLE VILLAGE OF UPPER HOPTON
- GOOD SIZED ENCLOSED GARDENS PERFECT FOR RELAXING & ENTERTAINING
- LARGE GATED DRIVEWAY PROVIDES OFF ROAD PARKING

**Entrance**

**Garden, Driveway & Garage**

**Living Room**

**Annexe**

**Cellar**

**Dining Kitchen**

**Utility WC**

**First Floor Landing**

**House Bathroom**

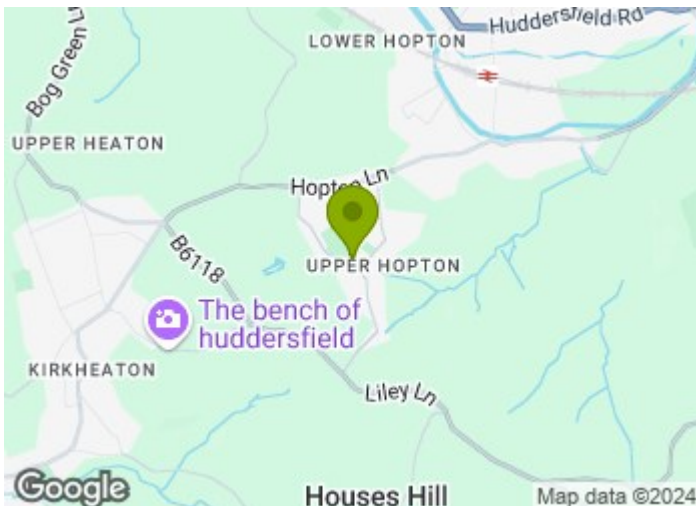
**Master Bedroom**

**Ensuite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**





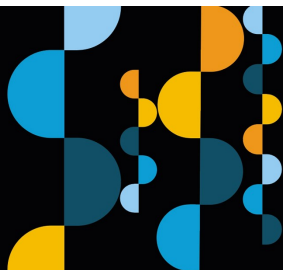
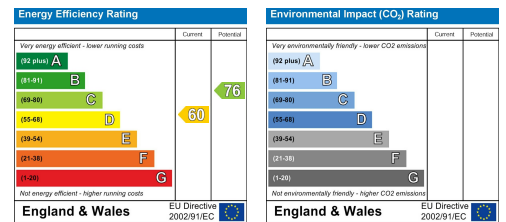
# Floor Plan



Jackroyd Lane, Upper Hopton, Mirfield, WF14 BHS  
 Total Area: 260.0 m<sup>2</sup> ... 2798 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and eaves and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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