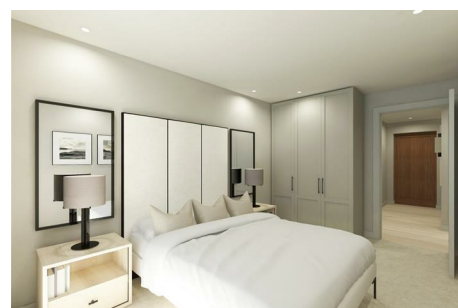




**Snow  
Gate™**

**Estate  
agency  
done  
properly**



## Crowther House East-Thorpe Court

Mirfield, WF14 8LP

Crowther House is an exclusive development by Darren Smith Homes, offering luxury apartments designed for over-55s seeking a refined, low-maintenance lifestyle. Set in the heart of Mirfield, the development combines high-spec interiors, lift access, secure parking and beautifully designed living spaces with the convenience of town-centre amenities, excellent transport links and peaceful canal-side surroundings.

£499,000

# Crowther House East-Thorpe Court

Mirfield, WF14 8LP



- A COLLECTION OF LUXURY, HIGH-SPEC APARTMENTS BY DARREN SMITH HOMES, DESIGNED EXCLUSIVELY FOR OVER-55S & CREATED FOR EFFORTLESS, LOW-MAINTENANCE LIVING
- PRIME TOWN-CENTRE LOCATION, JUST A SHORT WALK TO SHOPS, CAFÉS & THE RAILWAY STATION FOR EASY CONNECTIONS
- SPACIOUS OPEN-PLAN LIVING, DINING & KITCHEN, WITH INTEGRATED APPLIANCES, BESPOKE MEDIA WALL, STUDY AREA & TWO GENEROUS DOUBLE BEDROOMS
- LARGE SOUTH-FACING CANALSIDE BALCONY, ACCESSED FROM THE LIVING AREA & PRINCIPAL BEDROOM FOR RELAXED OUTDOOR LIVING
- ELEGANT BATHROOM SUITE, FEATURING A BATH, SEPARATE WALK-IN SHOWER & A UTILITY ROOM WITH ADDITIONAL STORAGE
- DESIGNED FOR COMFORT & CONVENIENCE, WITH UNDERFLOOR HEATING THROUGHOUT, LIFT ACCESS TO ALL FLOORS & SECURE UNDER-CROFT PARKING

## Darren Smith Homes

### Crowther House - A refined way of living

#### Apartment 23

#### Entrance Hall

#### WC

6'5" x 3'7" (1.97 x 1.1)

#### Living Room

26'9" x 11'1" (8.16 x 3.4)

#### Kitchen/Dining Room

10'4" x 10'6" (3.16 x 3.22)

#### Utility

7'4" x 6'2" (2.24 x 1.9)

#### Bathroom

9'10" x 7'4" (3 x 2.25)

## Bedroom One

19'0" x 9'1" (5.8 x 2.79)

## Dressing Area

## Bedroom Two

14'7" x 15'4" (4.45 x 4.69)

## Canal Facing Balcony

30'2" x 4'9" (9.2 x 1.45)

## Under Croft Parking

## Ownership & Costs

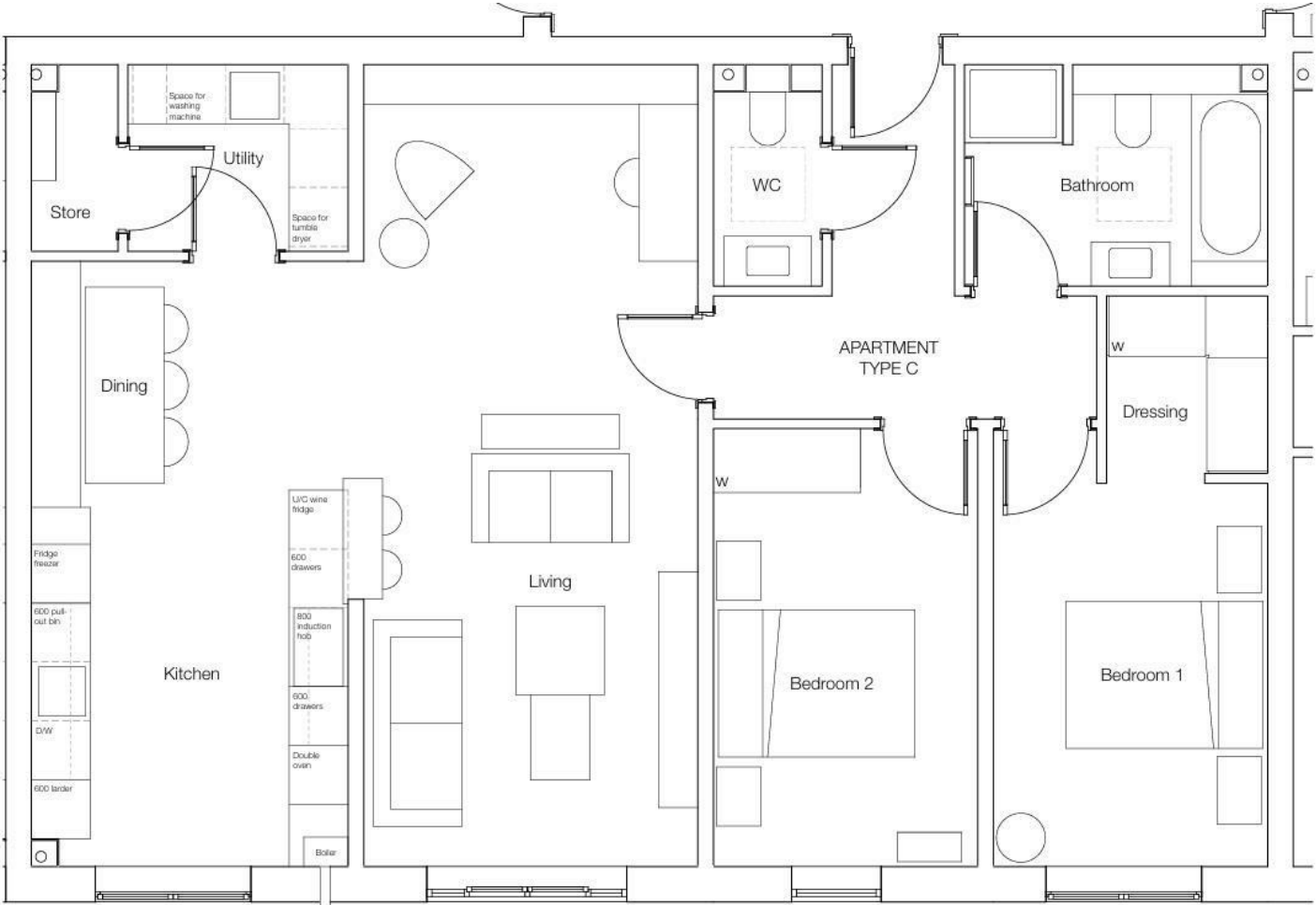
## Warranty







Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

