

**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

Tucked away within a sought-after cul-de-sac in Upper Hopton, this beautifully renovated four-bedroom detached home offers generous family accommodation, contemporary interiors and stunning open views across neighbouring fields. Originally built in 1991 and significantly upgraded throughout, the property combines high-quality finishes with practical living space, creating a home that is ready to move straight into. Offered to the market chain free, it will appeal to families, professionals and buyers seeking flexible accommodation in a peaceful village setting.

Designed around modern living, the ground floor provides a superb balance of living space. The welcoming entrance hall sets the tone with stylish finishes and bespoke storage, leading through to a contemporary kitchen fitted with quality integrated appliances and complemented by a separate utility room. A spacious dining room enjoys views over the rear garden, while the impressive lounge features a media wall with integrated storage, mood lighting and French doors opening directly onto the garden. A second reception room offers excellent flexibility and could be used as a snug, playroom, home office or occasional fifth bedroom, alongside a newly fitted ground floor WC. New internal doors, updated flooring and high specification security and touch-panel lighting system further enhance the home's quality finish.







The first floor offers four well-proportioned double bedrooms, all finished in fresh neutral décor. The principal suite enjoys beautiful rural views and is served by a luxurious newly fitted en-suite with double shower and twin wash basins. The remaining bedrooms are supported by a stylish family bathroom, also recently replaced, creating a cohesive and contemporary feel throughout.

Outside, the property enjoys a generous enclosed rear garden with expansive lawn and patio seating areas, providing ample space for family life and outdoor entertaining. The open outlook across surrounding fields creates a wonderful sense of privacy and tranquillity. To the front, a driveway leads to a substantial double garage with power, lighting, water supply and direct access to the rear garden.



Upper Hopton remains one of Mirfield's most desirable settings, surrounded by open countryside and scenic walks. Mirfield town centre and railway station are just a short drive away, offering direct links to Leeds, Manchester, Huddersfield and London, with the M62 motorway network also easily accessible, making this an ideal location for both commuters and growing families.