



NO.36
MOOR CROFT CLOSE
MIRFIELD



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Sitting gracefully on a private corner plot, the home feels welcoming with generous space for several cars. Shaped by thoughtful design choices that balances family living with moments of privacy, its setting offers the best of Mirfield on the doorstep with excellent transport links, a well-connected town centre and many green spaces.

As you step into the entrance hall you gain an immediate sense of ease. Light rests on the glossy tiled floor and the line of sight draws you through to the kitchen diner and garden beyond. The attention to detail is subtle yet reassuring with warm wood accents and calm neutral tones creating a grounding atmosphere.





*"We have the bi-fold doors open in summer
and it just makes hosting a BBQ extra special."*

THE HEART OF THE HOME



At the rear of the ground floor, the kitchen diner brings everyone together. Smooth cabinetry and integrated gas hob, fridge, freezer and Hoover cooker shape a sleek and practical environment while the generous floor space allows movement to feel unhurried. The glossy flooring catches the light from the bifold doors which open wide to the lawned garden. There is space for a large table for shared meals that might go late into the evening. It is a room designed for connection.

Discreetly positioned off the hallway the utility room keeps daily life running smoothly. Thoughtful storage, a sink, space for a washing machine and a practical layout ensure everything has its place. The adjoining WC with sink mirrors the home's wider palette with textured tiling and a clean contemporary finish.





“Whether it’s a big party or a quiet family film night, the lounge is the perfect size.”

FAMILY SPACE AND FLEXIBLE LIVING

The lounge stretches the full depth of the home and invites slow evenings and lively gatherings with equal charm. Natural light pours through a bay window at the front and a second window to the rear creating a space that shifts beautifully with the seasons. The soft neutral carpet and muted palette mean the room can adapt effortlessly to changing tastes.

To the front of the home sits a versatile room, currently arranged as a study yet equally suited to life as a playroom or snug. Its bay window floods the room with natural light and creates a sense of focus. Perfect for those who work from home or want extra family space for reading, learning and play. This is a room designed to evolve and flex effortlessly to the rhythm of life.





THE PRINCIPAL SUITE

The principal bedroom spans the depth of the first floor creating a sense of dimension that feels instantly uplifting. Fitted wardrobes in warm dark wood provide generous storage and the dual aspect windows bathe the room in light across the day. The en-suite enhances the feeling of retreat with large grey tiles, sleek fittings, sink, WC and a walk-in shower that brings a hotel-like calm.



WELCOMING RETREATS



Throughout the rest of the first floor, the three remaining bedrooms are bright and elegantly arranged. The first is a spacious double featuring built-in fitted wardrobes along one wall and a large double window that draws in light. Positioned at the front of the home, the next double bedroom is fitted with built-in white wardrobes. The proportions work beautifully for a double bed or a stylish children's room. The final bedroom offers versatility whether for sleeping, studying or creativity with built-in wardrobes to increase functionality.

Fully tiled and elegantly composed, the family bathroom with WC pairs warm wood tones with smooth grey tiles. A panelled bath with rainfall shower encourages unhurried mornings while the sink vanity basin provides useful storage.







“As soon as the sun comes round we get the pizza oven out, open the doors, and the garden becomes our favourite place to spend the evening.”



A GARDEN MADE FOR FAMILY LIFE

Outside the home offers as much comfort and practicality as within. The rear south-west facing garden is enclosed and thoughtfully arranged with a lawn perfect for play and a paved seating area that invites outdoor dining. Beyond the garage an additional section of garden creates extra space for planting or leisure. The detached garage has been cleverly converted into storage to the front and to the rear a fully finished office or gym complete with bifold doors opening to the garden.

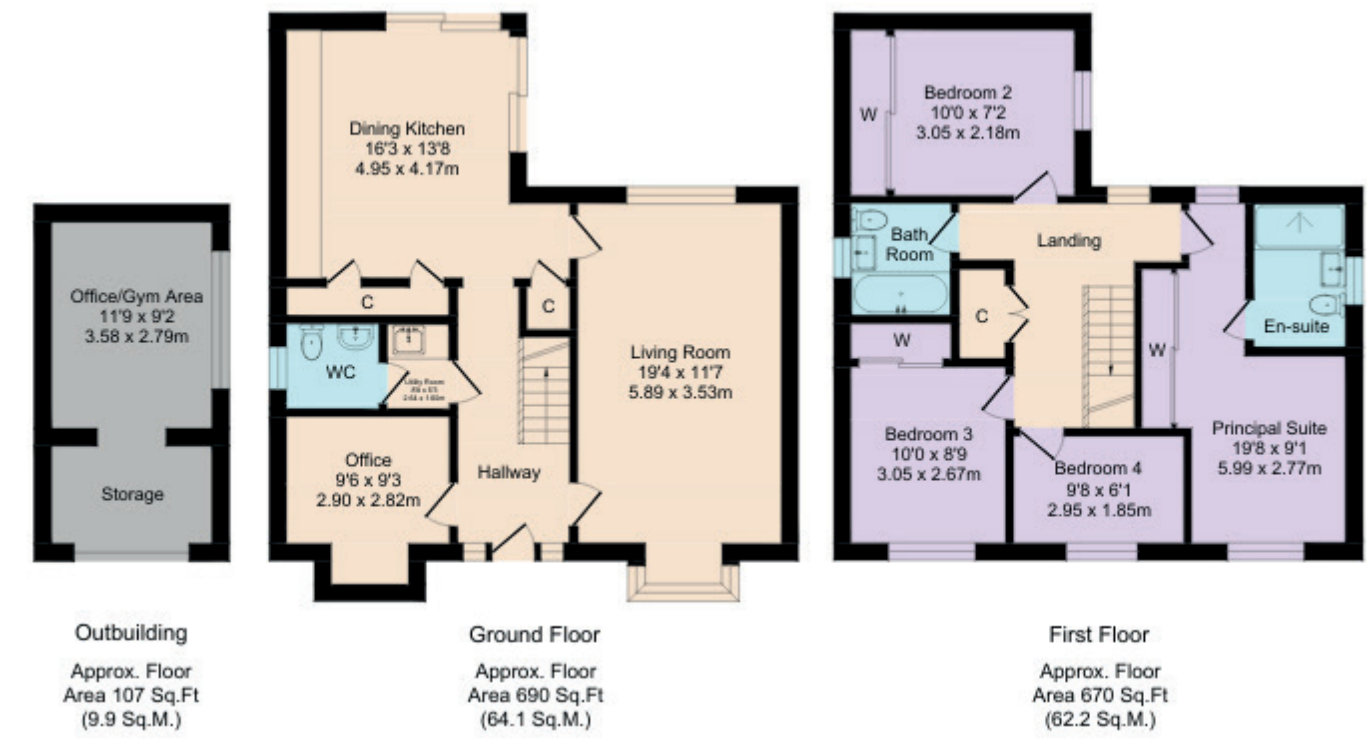


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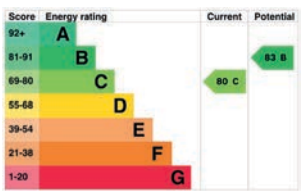
MOORCROFT CLOSE

MIRFIELD

Main House Area 1361 Sq.ft. (126.4 Sq.M.)
Outbuilding Area 107 Sq.ft. (9.9 Sq.M.)
Total Area 1468 Sq.ft. (136.3 Sq.M.)
(Excluding Outbuilding)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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FINER DETAILS

- Modern detached family home
- 4 bedrooms
- 2 bathrooms (1 en-suite)
- 2 reception rooms
- Kitchen diner with bifolds to garden
- Utility room & downstairs WC
- South-west facing garden
- Converted garage into home office/gym
- Large private driveway for around 4 cars with EV charging
- Convenient location for commuters
- Mains services

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...


MILK:
Co-op Food, Mirfield
(14 min walk)


CHEMIST:
Boots (18 min walk)


GYM:
Roy Ellam's Premier Health Club
(6 min drive)


WALK:
There is a lovely green field and wood walk to Whiteley's Garden Centre and Haigh's Farm Shop


PLACES TO EAT:
Capri (16 min walk)


TAKEAWAYS:
Paradise Takeaway, Spice of Bengal & Sage all deliver


PUB:
The Airedale Heifer
(12 min walk)


POI:
Rocket Park (playground) down the hill & Mirfield town centre for shopping and all the amenities you would need


PUBLIC TRANSPORT:
Bus: services run regularly into Huddersfield, Halifax & Leeds (2 min walk); Train: Leeds, Manchester & direct to London (6 min drive)


LOCAL SCHOOLS:
Battysford C of E Primary School (Good), Mirfield Free Grammar (Good)



36 Moor Croft Close, Mirfield, WF14 9FA

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