



12 Ingham Close

Mirfield, West Yorkshire, WF14 9NP

A beautifully presented four double bedroom detached family home which has undergone a considerable programme of works in recent years, creating a superb modern family home that is ready to move into straight away. Finished to a high standard throughout with a contemporary style, the property offers generous and versatile accommodation, making it an ideal choice for growing families. The impressive open-plan living kitchen provides a fantastic sociable space for everyday family life and entertaining. The property also benefits from a stunning family bathroom and a stylish en-suite to the master bedroom. Externally, the property enjoys superb views to the front, whilst a large driveway provides ample off-road parking and an EV charger. The beautifully landscaped gardens to both the front and rear provide a choice of spaces to sit out, relax and entertain, with the rear garden offering an attractive and private setting. Conveniently located within a highly regarded part of Mirfield, within walking distance of the town centre and a range of local amenities, including popular schools. Mirfield railway station is also just a short walk away, providing excellent links to neighbouring towns and cities including Huddersfield, Leeds and Manchester, together with a direct service to London.

£495,000

12 Ingham Close

Mirfield, West Yorkshire, WF14 9NP



- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED IN A MODERN & CONTEMPORARY STYLE
- HIGHLY REGARDED LOCATION WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD & POPULAR SCHOOLS
- SOLAR PANELS & EV CHARGER
- MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS CLOSE-BY
- LARGE DRIVE, GARAGE & IMMACULATE GARDENS FRONT & REAR

Entrance

WC

Utility

Lounge

Open Plan Living Kitchen

Landing

Bathroom

Master Bedroom

Ensuite

Bedroom Two

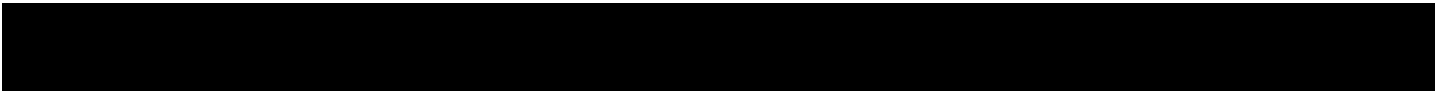
Bedroom Three

Bedroom Four

Garden, Driveway & Garage



Directions





Floor Plan

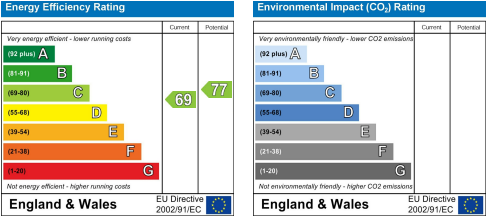
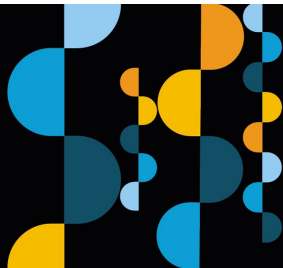


Ingham Close, Mirfield, WF14 9NP

Total Area: 136.7 m² ... 1471 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**Estate
agency
done
properly**

**Snow
Gate™**

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk