



96 Calder View

Lower Hopton, Mirfield, WF14 8JD

A beautifully presented four bedroom detached family home finished to a high standard throughout in a modern and contemporary style. Set across three spacious floors, the property offers generous and versatile accommodation ideally suited to modern family living. The home enjoys well proportioned living spaces with stylish interiors and quality finishes throughout. Externally, the property benefits from beautifully landscaped, low maintenance gardens to the rear, providing an ideal space for outdoor dining, entertaining and relaxing. Also featuring a summerhouse. To the front, an enclosed seating area enjoys attractive open aspect views. Situated in the highly regarded village of Lower Hopton and ideally positioned close to the centre of Mirfield, the property is within walking distance of a wide range of local amenities, well regarded schools and excellent public transport links. Mirfield railway station offers convenient connections to neighbouring towns and cities including Huddersfield, Leeds and Manchester, along with a direct line to London. Major motorway networks are also within easy reach, making the property ideal for commuters.

£375,000

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- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY FINISHED IN A MODERN & CONTEMPORARY STYLE
- SET OVER THREE FLOORS OFFERING SPACIOUS & FLEXIBLE LIVING
- CONVENIENT LOCATION WITHIN WALKING DISTANCE TO MIRFIELD TOWN CENTRE, SCHOOLS & THE RAILWAY STATION
- LOW MAINTENANCE SOUTH-FACING REAR GARDEN
- DRIVEWAY & SINGLE GARAGE

Entrance	Ensuite
WC	Gardens, Summerhouse, Garage & Driveway
Lounge	
Dining Kitchen	
First Floor Landing	
Bathroom	
Bedroom Two	
Ensuite	
Bedroom Three	
Bedroom Four	
Second Floor	
Master Bedroom	

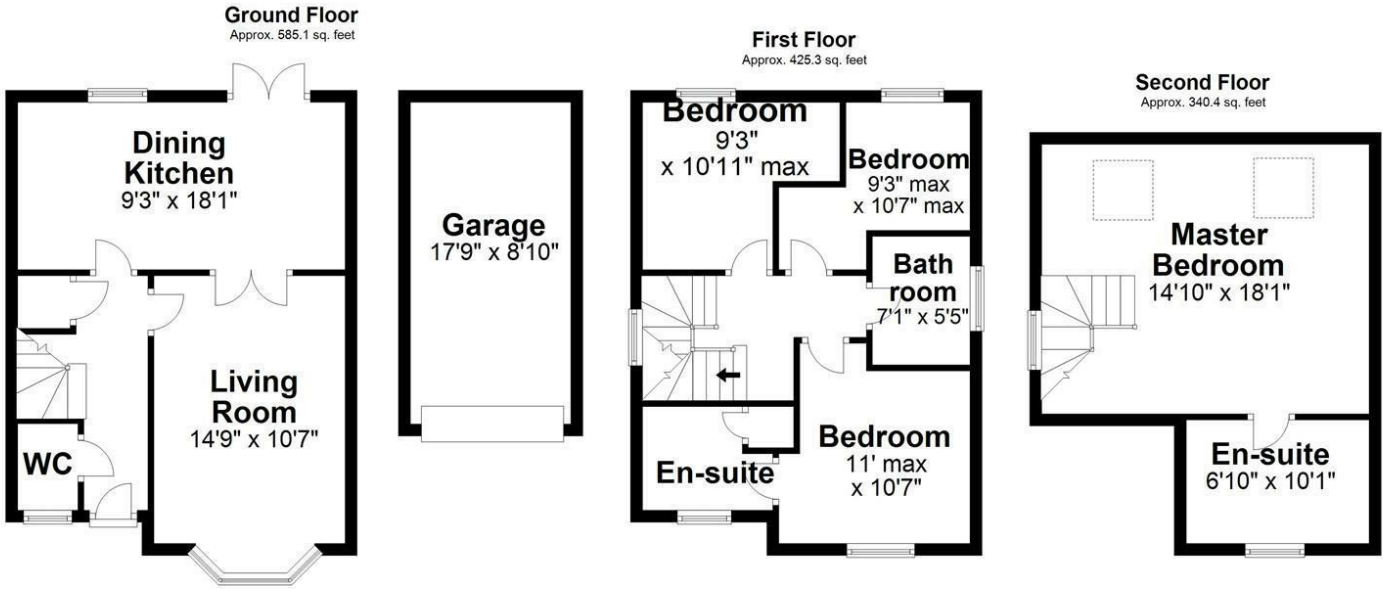


Directions

From our office proceed in the direction of Huddersfield taking a left turn by the side of Speights Lighting over the bridge and take the first right turn into Calder View, continue for a short distance past the flat then take the next right turn. Follow the road to the end then turn right. No. 96 is located on the right hand side.



Floor Plan

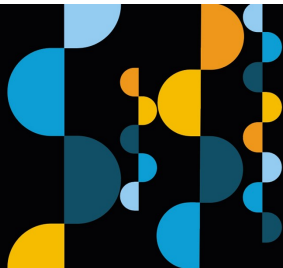
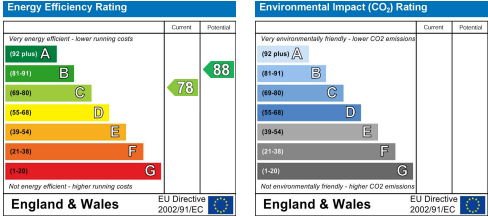


Total area: approx. 1350.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors

Plan produced using PlanUp.

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.



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