Snow Gate™

Estate agency done properly

Wynfield Granny Lane

Lower Hopton, Mirfield, WF14 8LA

An impressive four double bedroom family home, each benefitting from its own en-suite, offering exceptional space and comfort throughout. This outstanding property has undergone extensive renovation in recent years and now presents as a high-spec, modern home with a striking contemporary finish. Designed by the well-regarded local architects Orange Design Studio, the property showcases a distinctive, Grand Designs-inspired style with meticulous attention to detail resembles that of a new home. Occupying a prominent position in the highly sought-after village of Lower Hopton, the home enjoys a perfect balance of convenience and tranquillity. It is within walking distance of Mirfield town centre and its wide range of amenities, as well as local schools and excellent public transport links. The nearby railway station provides connections to Huddersfield, Leeds, Manchester, and a direct route to London, while motorway networks are just a short drive away. Despite its accessibility, the property benefits from a semi-rural setting, with open countryside only minutes away with many walks from the doorstep. Externally, the home continues to impress. Two electric gates open onto a generous driveway, offering ample off-road parking and access to the garage. The landscaped, south-facing gardens provide a superb outdoor space, complete with a detached outbuilding currently used as a games room and entertaining area, alongside an adjoining outdoor kitchen area - perfect for hosting and sure to impress guests.

Offers Over £795,000

Wynfield Granny Lane

Lower Hopton, Mirfield, WF14 8LA

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- STUNNING FOUR DOUBLE BEDROOM FAMILY HOME, ALL WITH EN-SUITE BATHROOMS
- FULLY RENOVATED TO A HIGH-SPEC, IN A MODERN & CONTEMPORARY STYLE RESEMBING A NEW HOME
- ARCHITECT-DESIGNED BY ORANGE DESIGN STUDIO WITH A GRAND DESIGNS-INSPIRED STYLE
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO AMENITIES, POPULAR SCHOOLS & TRANSPORT LINKS
- TWIN GATED DRIVEWAY WITH AMPLE OFF-ROAD PARKING & INTEGRAL GARAGE
- SOUTH-FACING LANDSCAPED GARDENS WITH OUTBUILDING, GAMES ROOM & OUTDOOR KITCHEN AREA IDEAL FOR ENTERTAINING
- SECURITY CCTV CAMERA SYSTEM
- ELECTRIC VEHICLE CHARGING POINT

Entrance

Open Plan Family Kitchen

Utility

Living Room

Study

WC

First Floor Landing

Master Bedroom

Ensuite

Bedroom Two

Ensuite

Bedroom Three

Ensuite

Bedroom Four

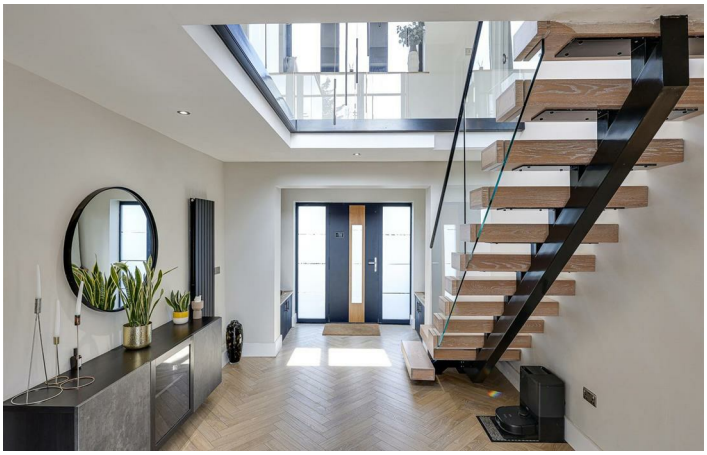
Ensuite

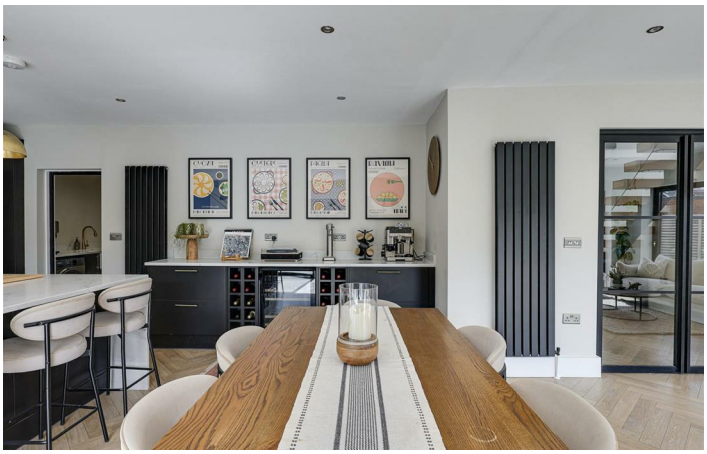
Integral Garage

Garden & Driveway

Games Room/Summer House

Directions





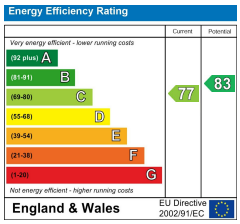
Floor Plan

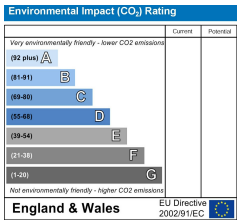
Granny Lane, Lower Hopton, Mirfield, WF14 8LA

Total Area: 280.8 m² ... 3022 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.





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