Snow Gate™

Estate agency done properly

31 Shill Bank View

, Mirfield, WF14 0QG

An impressive five bedroom detached family home, tucked away in a private setting with beautiful views offering exceptionally spacious and versatile accommodation arranged to provide a wealth of flexibility for modern family living. Having been thoughtfully extended, the property benefits from two separate staircases, two kitchens, two large reception rooms and two bathroom suites, together with two independent gas central heating systems. This provides the rare opportunity to accommodate multi-generational living or create a degree of separation within the home, while equally lending itself perfectly to use as one substantial family residence. Currently utilised as one large family home, the accommodation provides an excellent setting for family life and entertaining, with generous living spaces offering plenty of room for family and friends to gather. Externally, the property occupies generous grounds, with a large driveway and lawned gardens to the front enjoying a beautiful rural outlook. Also having an integral double garage. To the rear is a particularly impressive, landscaped garden arranged over three levels, incorporating a spacious patio seating area with steps leading to further lawned sections, creating a versatile outdoor space ideal for both entertaining and family use. Also being conveniently located a short drive to the centre of Mirfield and schools, as well as being close to motorway networks and public transport links. NO VENDOR CHAIN.

£745,000

31 Shill Bank View

, Mirfield, WF14 0QG

5 2 2 D

- IMPRESSIVE FIVE BEDROOM FAMILY RESIDENCE
- PRIVATE SETTING WITH BEAUTIFUL VIEWS
- SPACIOUS & FLEXIBLE LAYOUT WHICH IS SET UP FOR MULTI-GENERATION LIVING IF REQUIRED
- CLOSE TO MIRFIELD TOWN CENTRE, LOCAL SCHOOLS, MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- GENEROUS GARDENS, LARGE DRIVEWAY & INTEGRAL DOUBLE GARAGE
- NO CHAIN

Entrance

Lounge

WC

Dining Kitchen

Utility

Second Kitchen

Sitting Room

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

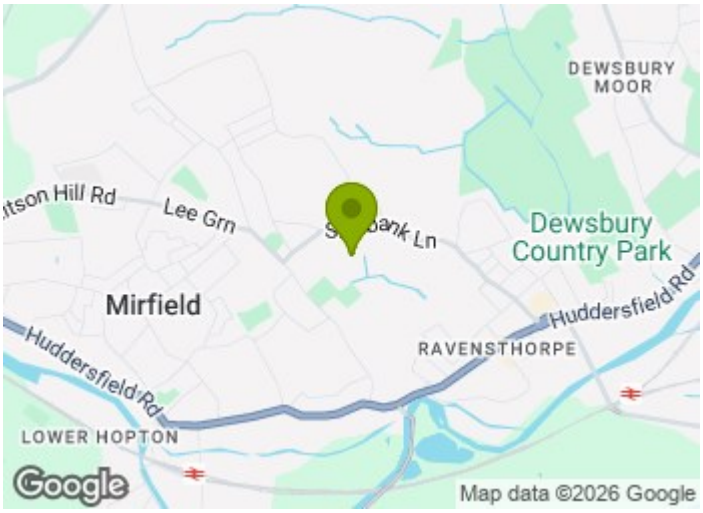
Second Landing

Bathroom

Bedroom Four

Bedroom Five

Gardens, Driveway & Integral Garage



Directions

[redacted]

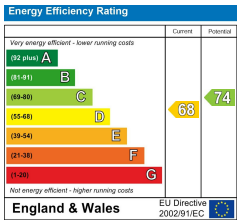
Floor Plan

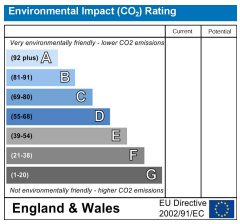
Shillbank View, Mirfield, WF14 0QG

Total Area: 273.3 m² ... 2941 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