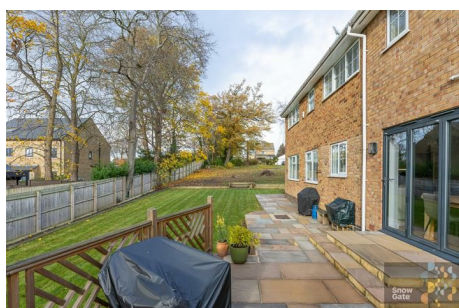




9 Westfield Court

Mirfield, WF14 9PT

Set within a substantially generous plot, this beautifully presented and extended five-bedroom detached home offers exceptional space and flexibility for modern family living. The property has been thoughtfully designed to create a spacious interior and enjoys large wrap-around gardens ideal for outdoor entertaining. The current owners have obtained planning permission for a self-build dwelling to the side of the property, giving future buyers the option to develop further if desired. Situated in a well-regarded part of Mirfield, the home is just a short walk from the town centre, popular local schools, and public transport links. Mirfield railway station offers direct connections to Huddersfield, Leeds, Manchester, and London, making it ideal for commuters. Motorway networks are also close-by. Externally, there is a driveway providing off-road parking and access to an integral double garage.

Offers Around £650,000

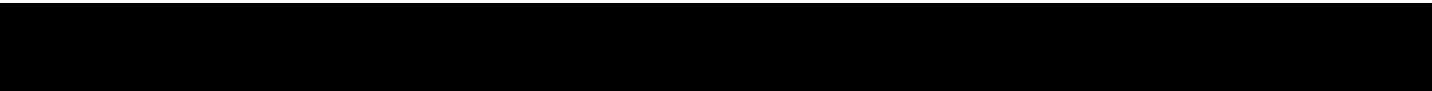
9 Westfield Court

Mirfield, WF14 9PT



- EXTENDED FIVE-BEDROOM DETACHED HOME OFFERING SPACIOUS & FLEXIBLE FAMILY ACCOMMODATION
- SOUGHT-AFTER MIRFIELD LOCATION CLOSE TO TOWN CENTRE, SCHOOLS AND LOCAL AMENITIES
- GENEROUS WRAP-AROUND GARDENS PROVIDING AMPLE OUTDOOR SPACE
- EXCELLENT TRANSPORT LINKS INCLUDING RAILWAY & MOTOWAY NETWORKS CLOSEBY
- PLANNING PERMISSION OBTAINED FOR AN ADDITIONAL SELF-BUILT DWELLING TO THE SIDE
- DRIVEWAY & INTEGRAL DOUBLE GARAGE

Entrance	Bedroom Three
WC	Bedroom Four
Family Room	Bedroom Five
Open Plan Living Kitchen	Garden, Garage & Driveway
Utility	
Study/Playroom	
Lounge	
Landing	
Bathroom	
Master Bedroom	
Ensuite	
Bedroom Two	





Floor Plan



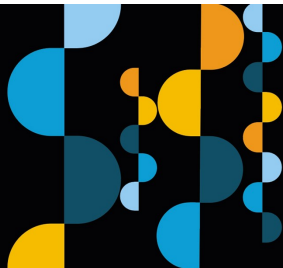
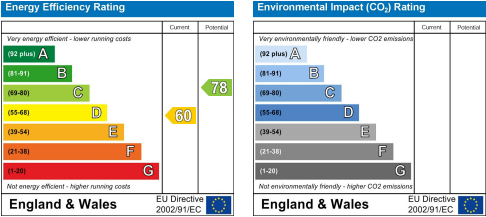
Westfield Court, Mirfield, WF14 9PT

Total Area: 212.6 m² ... 2288 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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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