Yorkshire's Finest
A Collection of Yorkshire's Finest Homes

Kitson Hill Road

Mirfield

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Offers In Region Of £498,500

AN EXCEPTIONAL DETACHED, SUBSTANTIAL 5 BEDROOM FAMILY HOME,NESTLED IN A SECONDARY SCHOOL CATCHMENT AREA OF MIRFIELD. THIS MODERN PROPERTY IS MAXIMISED TO ITS' FULL POTENTIAL AND INCLUDES A FULLY REFURBISHED ONE BEDROOMED GROUND FLOOR FLAT. TRANSPORT LINKS TO ALL MAJOR ROADS, M62 BOTH EAST AND WEST AND PUBLIC TRAIN AND BUS TRANSPORT NETWORKS.

The historic town of Mirfield with an attractive high street provided with boutique shops and high street favourites. During the 18th century, a canal was constructed through the town linking the River Calder with other rivers in the area. The canal is still in use for recreational users, with duck feeding and angling being popular activities whilst looking out for the occasional kingfisher. Peppered with restaurants and bars along the canal and attractive walks radiating from the centre, it is easy to see why Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life. Great schooling is close at hand. In addition to two high school academies in Mirfield itself, many local students secure places at nearby Heckmondwike Grammar School which is repeatedly ranked as the best state school in Kirklees and Calderdale. Mirfield is provided with a local train station with direct trains to London Kings Cross, Leeds, Manchester, Halifax, Bradford, Huddersfield and Wakefield. With its easy commuter routes and comfortable access to the motorways, Mirfield offers an ideal location to readily access a wealth of large towns and main city centres.

Enclosed, modern designed lawned garden incorporating established plants with the added attraction of it being low maintenance. A natural laurel hedge provides privacy, whilst the perfectly placed outdoor living patio areas allows access to the Fuego wood fired oven creating an outdoor eating/entertaining space. The property can be accessed from Farrar Drive where there is side access that leads to the main entrance and the rear of the property which hosts designated parking and the entrance to the double garage.

Beautifully presented 5 bedroomed, 3 bathroom, 2 reception room property which incorporates a fully self-contained one bedroom lower ground floor flat with independent internal and external access. Entering the entrance hall the ground floor comprises of open plan high quality kitchen and dining room, reception room, exceptionally useful home office space, cloakroom / utility and downstairs toilet. All tastefully decorated and high quality furnishings with exquisite attention to detail in all areas of this family home. The kitchen's natural light and the flow of all the spaces blend to create a good living environment. The welcoming large reception hallway has stairs to the first floor where 4 good size bedrooms are located along with the family bathroom. The generous master suite comprising of an ample dressing room and en-suite exudes luxury. Viewing is essential to fully understand this superb family home.

WHAT3WORDS

///Scavangers.miracle.teeth

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

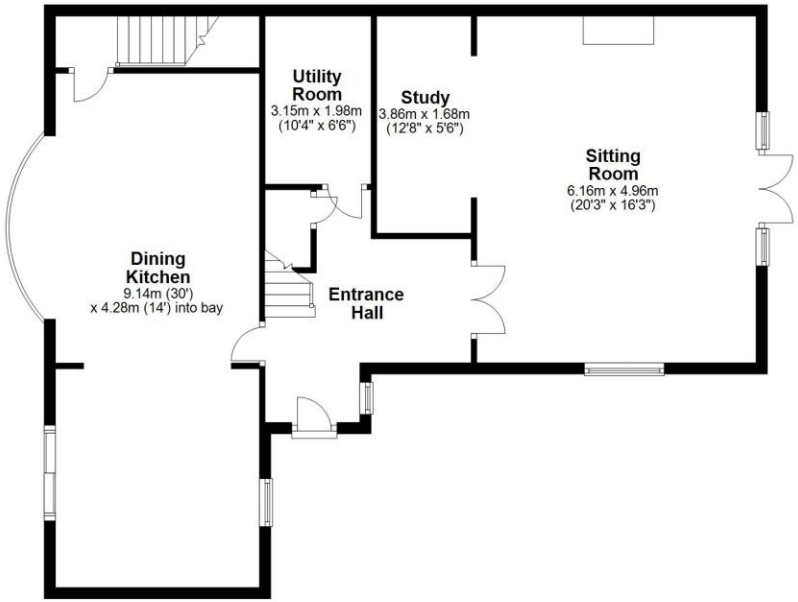
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Lower Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)

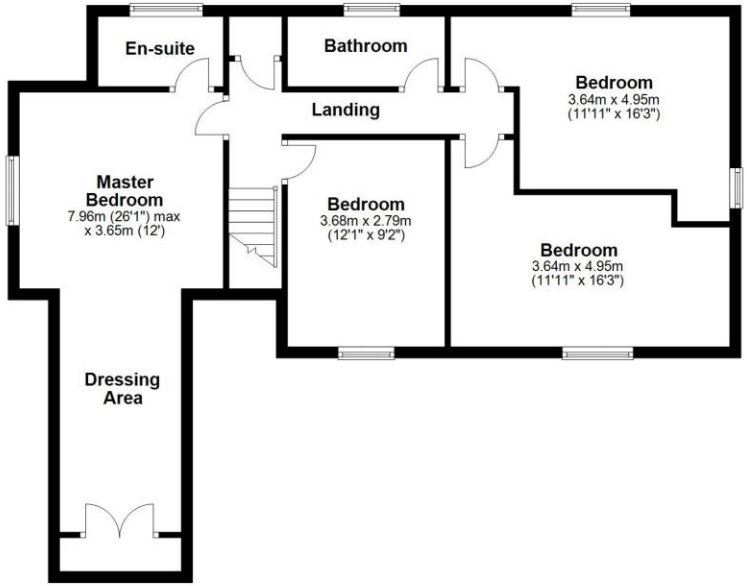
Ground Floor

Approx. 94.1 sq. metres (1013.3 sq. feet)



First Floor

Approx. 78.5 sq. metres (844.5 sq. feet)



Total area: approx. 255.0 sq. metres (2744.5 sq. feet)

601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
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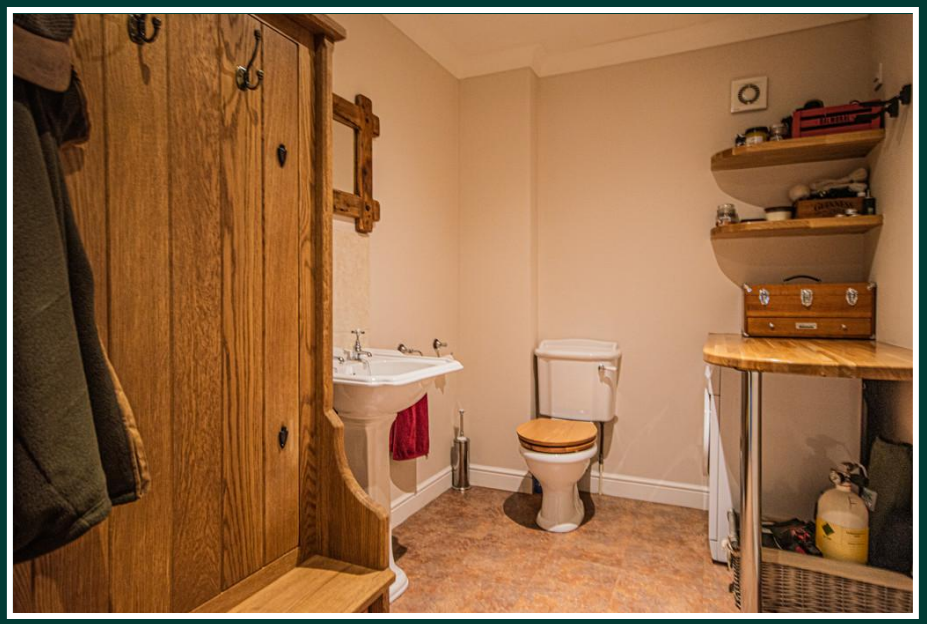

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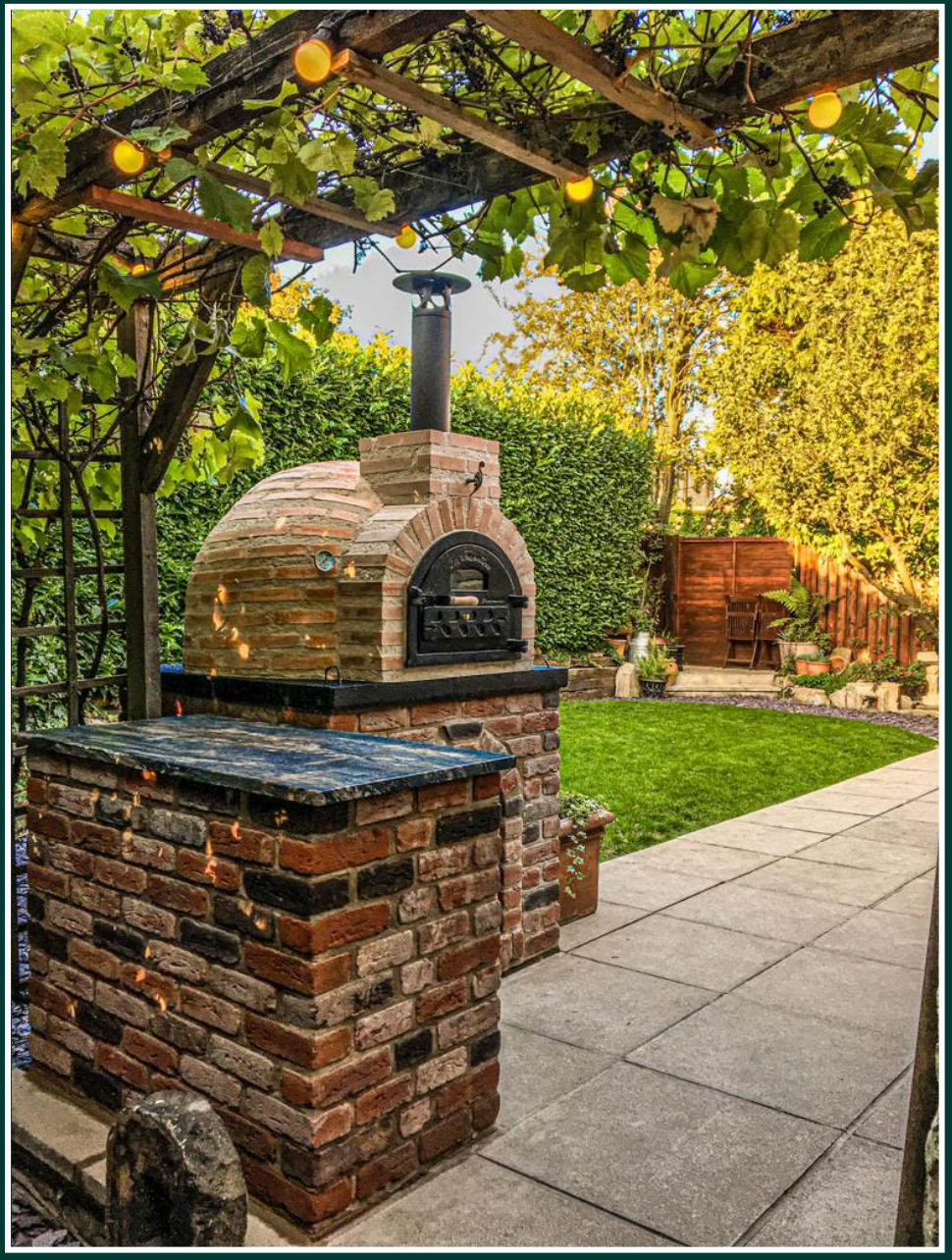

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