whitegates









Kings Head Road, Mirfield, WF14

4 2 1 EPC B

Asking Price: £480,000

Freehold



Kings Head Road, Mirfield, WF14 9SJ

4 bedrooms
2-3 bathrooms
1 reception room

Asking Price: £480,000

- NEW BUILD
- AMAZING DECOR
- GREAT LOCATION
- OFF STREET PARKING
- GARDEN
- GARAGE

Council Tax Band: D

New to the Market with Whitegates

An exceptional self-built detached home offering four bedrooms, off-street parking, a garage, and an outstanding standard of finish throughout. Situated in the highly sought-after town of Mirfield, this stunning property is perfectly positioned for access to well-regarded local schools, making it an ideal choice for families.

Externally, the property boasts excellent kerb appeal with a striking full-height feature window that creates a memorable first impression. A driveway provides ample off-street parking and leads to the garage, while a well-maintained lawn sits to the side of the property. To the rear, a beautifully landscaped garden features a lawned area and a porcelain patio, creating the perfect setting for outdoor dining and entertaining during the summer months. A pebbled side garden and gated access further enhance the bright and welcoming outdoor space.

Internally, the accommodation briefly comprises an inviting entrance hall finished with stylish herringbone flooring, which flows seamlessly throughout the entire ground floor. There is a practical cloakroom and separate WC, ideal for modern family living. To the front of the property is a spacious lounge, beautifully presented with contemporary décor and attractive features. The ground floor has under floor heating throughout.







The heart of the home is undoubtedly the impressive kitchen diner, fitted with a range of high-quality wall and base units and complemented by a stunning Belfast-style sink. Large windows overlook the rear garden, while French doors provide direct access to the patio, effortlessly blending indoor and outdoor living.

Further ground floor accommodation includes a useful utility room, providing valuable additional storage and laundry space, together with internal access to the garage, which also benefits from a rear door leading directly to the garden.

To the first floor, a spacious landing is flooded with natural light from the property's striking feature window. The family bathroom is beautifully appointed with a contemporary three-piece suite and elegant gold fittings. The principal bedroom enjoys views over the rear garden and benefits from fitted wardrobes and a stylish en-suite shower room, finished to match the main bathroom.

Bedroom two is a particularly generous double room positioned above the garage, enjoying both front and rear-facing windows. Bedroom three is another spacious double room overlooking the front aspect, while bedroom four is a well-proportioned single bedroom offering flexibility as a nursery, home office, dressing room, or guest room.

This superb home must be viewed internally to fully appreciate the quality of accommodation, attention to detail, and exceptional standard of presentation on offer.

Entrance Hall

Welcoming entrance hall with stylish herringbone flooring and access to the ground floor accommodation.

Cloakroom

Useful storage space, ideal for coats, shoes, and everyday essentials.

WC

Comprising a low flush WC and wash hand basin.

Lounge

A bright and modern front-facing reception room.

Kitchen/Diner

A stunning open-plan space fitted with a range of modern wall and base units, Belfast-style sink, dining area, and French doors leading to the rear garden.

Utility Room

Useful additional space with access to the garage.

Garage

Ideal for parking or storage, with rear garden access. Subject to permission could be turned into a further room.

Landing

Spacious landing with a striking feature window allowing plenty of natural light.

Bedroom One

Rear-facing double bedroom with fitted wardrobes and en-suite shower room.

En-Suite

Modern shower room with contemporary fittings.

Bedroom Two

A generous double bedroom with front and rear-facing windows.

Bedroom Three

A spacious front-facing double bedroom.

Bedroom Four

A well-proportioned single bedroom with versatile use.

Bathroom

Modern three-piece family bathroom finished to a high standard.

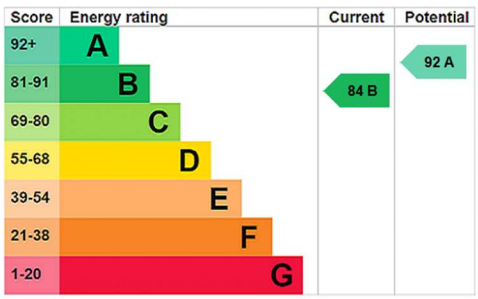
Property Information

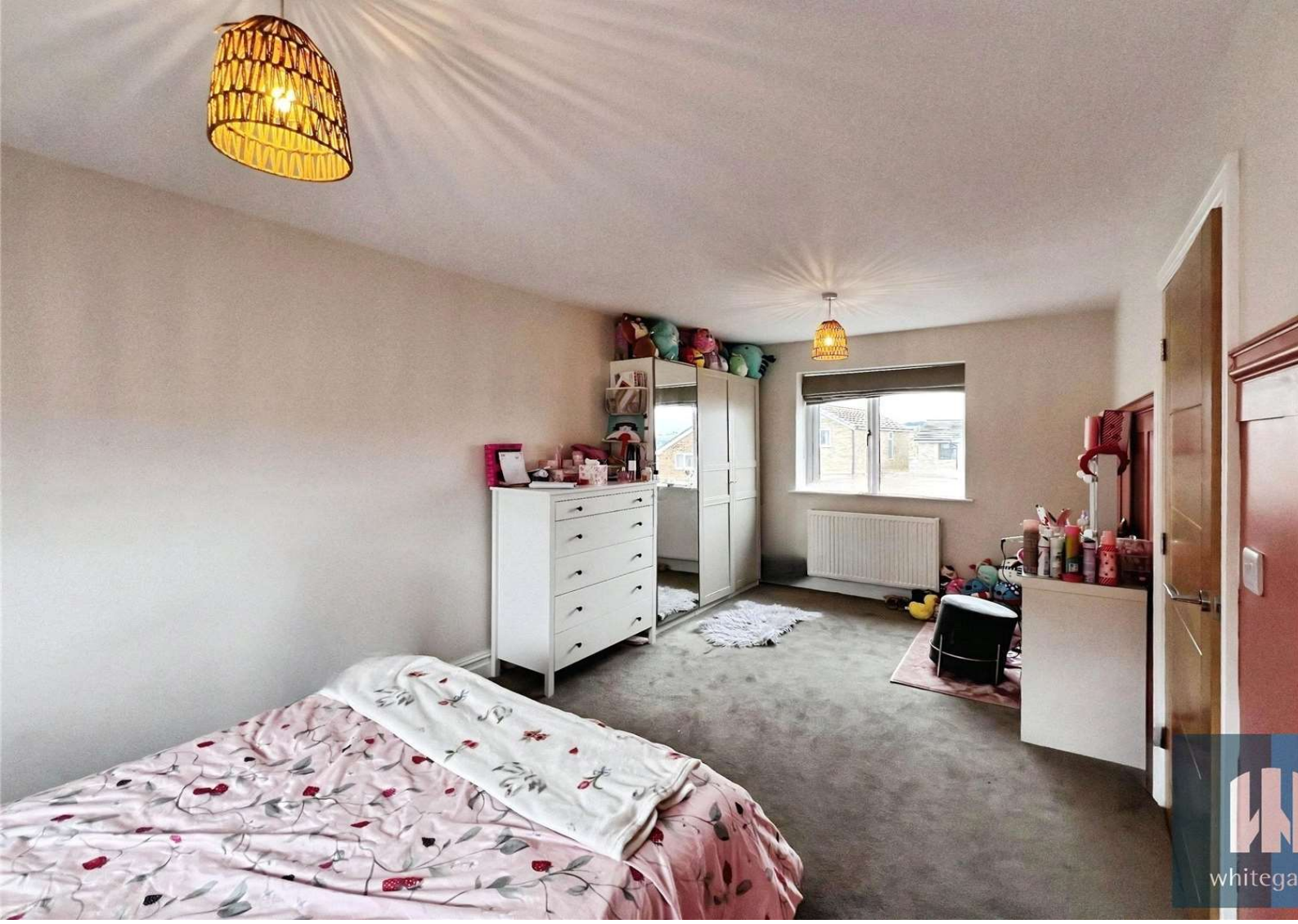
Mains gas, water, electric, and drainage. No flood risk at property. Freehold. Self-built a few years ago.





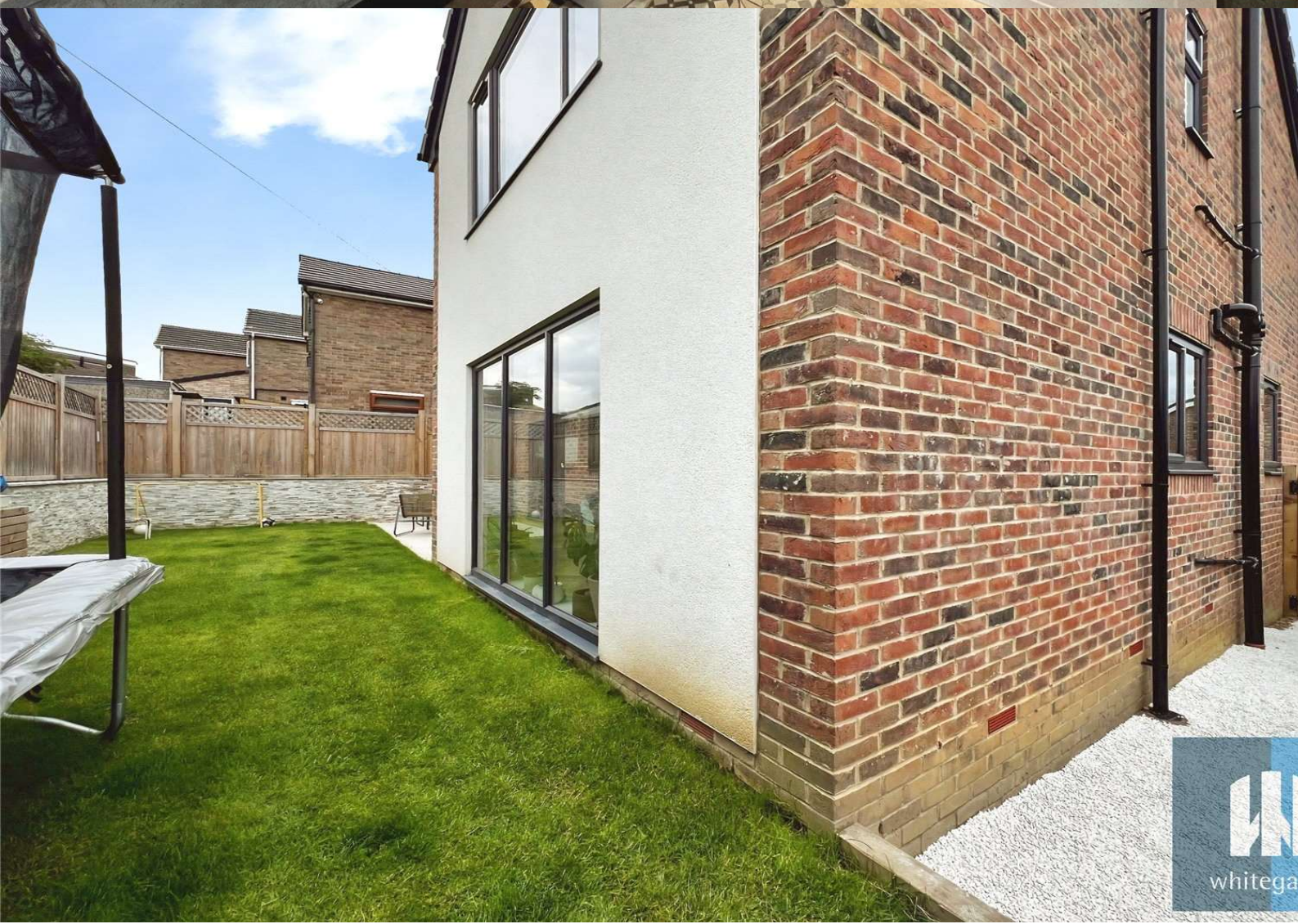


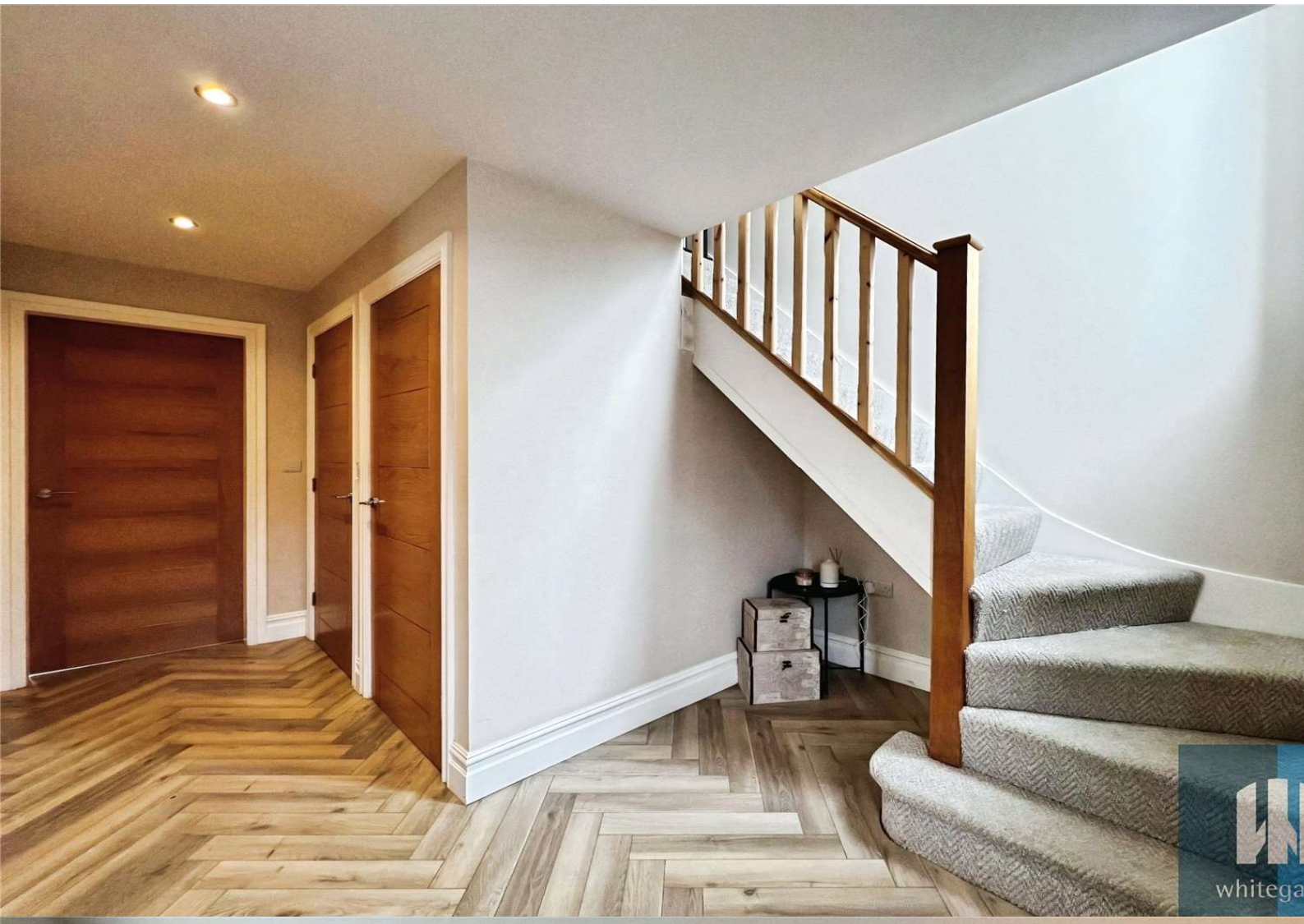







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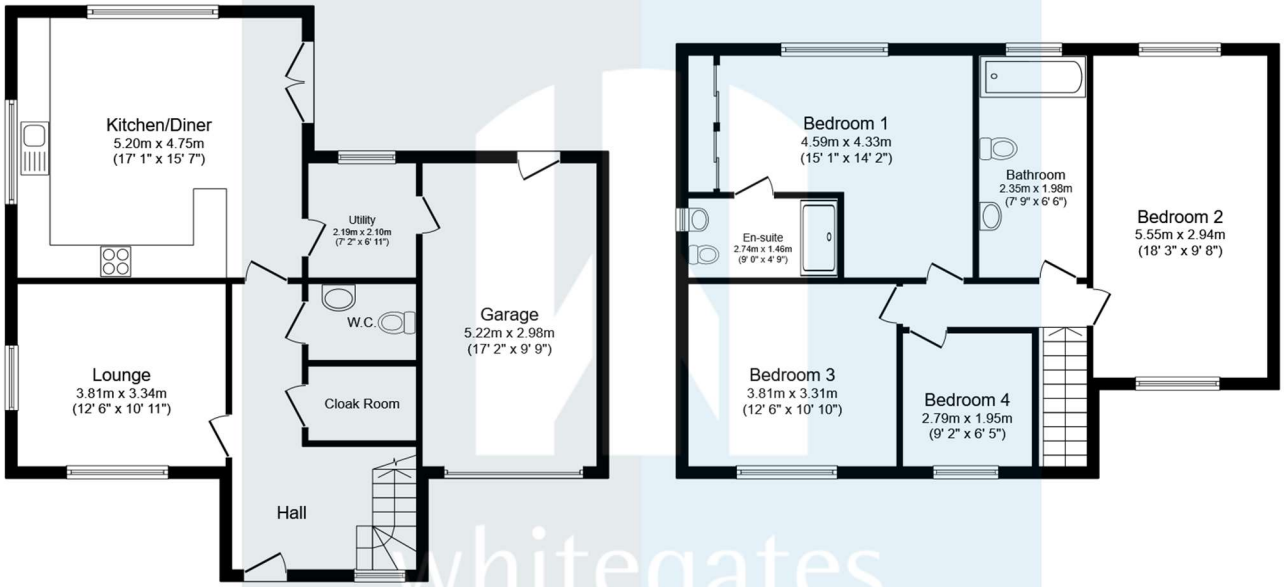








16A Kings Head Road, Mirfield, WF14 9SJ



Total floor area: 152.6 sq.m. (1,643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The Property Ombudsman