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Calder Close, Mirfield, WF14

3 | 3 | 1 | EPC B

Asking Price: £325,000

Freehold



Calder Close, Mirfield, WF14 8JG

3 bedrooms
3 bathrooms
1 reception rooms

Asking Price: £325,000

- Sought-After Lower Hopton Location
- Close to Mirfield Town Centre
- Excellent Commuter Links
- Beautifully Extended Family Home
- Three Generous Bedrooms
- Private, Low-Maintenance Garden
- Driveway & Integral Garage

Council Tax Band: C

Brand new to the market with the multi award-winning Whitegates Estate Agents is this exceptional three-bedroom detached family home, occupying an enviable position within this highly sought-after development in Lower Hopton.

Beautifully extended and impeccably maintained by the current owners, this impressive home offers spacious, versatile accommodation across two floors, finished to an outstanding standard throughout. Thoughtfully designed with modern family living in mind, the property combines stylish interiors with generous room proportions, creating a home that is ready to move straight into.

Tucked away in a peaceful residential setting, the property enjoys the best of both worlds – a quiet location whilst remaining within easy reach of highly regarded schools, local shops, countryside walks, Mirfield town centre and excellent transport links, including nearby motorway networks for those commuting further afield.

Offering a superb balance of space, quality and location, this is undoubtedly one of the finest family homes currently available in the area, and an internal viewing is highly recommended to truly appreciate everything it has to offer.







Kitchen

A modern and well-appointed kitchen fitted with a range of contemporary wall and base units, offering ample storage and worktop space. The kitchen benefits from a selection of integrated appliances and flows seamlessly into the impressive extended living area, creating the perfect space for modern family living and entertaining.

Living Room

Undoubtedly the heart of the home, this stunning extended living space is flooded with natural light thanks to its impressive vaulted ceiling and French doors opening directly onto the rear garden. Beautifully spacious and perfect for both relaxing and entertaining, the room is centred around an attractive feature fireplace, creating a warm and inviting atmosphere all year round.

Utility Room

A generously sized and practical utility room providing additional storage and laundry space, with direct access to the side of the property. Ideal for busy family life and perfect for kicking off muddy boots after enjoying the many countryside walks nearby.

Downstairs WC

A useful ground floor cloakroom comprising a WC and wash hand basin, offering added convenience for both family living and visiting guests.

Dining Room / Second Reception Room

A versatile reception room currently utilised as a formal dining area. Offering excellent flexibility, the space could equally serve as a children's playroom, second sitting room, snug, home office or hobby room to suit a variety of lifestyles.

Principal Bedroom

A spacious and beautifully presented principal bedroom finished in neutral tones, complemented by an elegant panelled feature wall that creates a stylish focal point. The room benefits from the added luxury of a private en-suite shower room.

En-Suite

A contemporary en-suite comprising a large shower enclosure, wash hand basin and WC. Finished in neutral décor, it provides a practical and private space for the principal bedroom.

Bedroom Two

A generously proportioned double bedroom featuring extensive fitted wardrobes, providing excellent storage while still allowing ample space for additional furniture.

Bedroom Three

Another excellent-sized bedroom, currently utilised as a home office but equally suited as a spacious bedroom. Benefitting from fitted wardrobes, this versatile room would make an ideal guest bedroom, nursery or teenager's room.

Family Bathroom

Serving the remaining bedrooms is a well-presented family bathroom fitted with a modern three-piece suite comprising a bath (with overhead shower), wash hand basin and WC.

Rear Garden

The property enjoys a fully enclosed, low-maintenance rear garden, thoughtfully designed for year-round enjoyment. A generous patio provides the perfect space for outdoor dining and entertaining, whilst the artificial lawn and mature shrubbery create an attractive setting requiring very little upkeep.

Integral Garage & Parking

The property further benefits from a spacious integral garage, ideal for secure parking, storage or workshop space. A generous driveway to the front provides ample off-road parking.

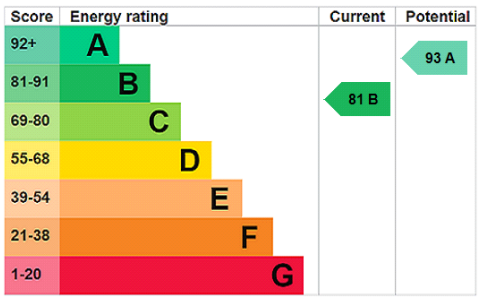
Property Information

Freehold. FTTP (Fibre to the Premises). Council Tax Band C. EPC rating B. Still within its 10 Year NHBC new build warranty period.










ELLAND ROAD
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26 Calder Close, Mirfield, WF14 8JG



Total floor area: 124.6 sq.m. (1,341 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman