whitegates









Spring Place Gardens, Mirfield, WF14

4 3 1 EPC B

Offers in the region of: £265,000

Freehold



Spring Place Gardens, Mirfield, WF14 0QU

4 bedrooms
3 bathrooms
1 reception rooms

Offers in the region of: £265,000

- Exceptional Four Bedroom Family Home
- Peaceful Cul-de-Sac Position
- Driveway Providing Off-Street Parking
- Excellent Transport & Commuter Links
- Private Landscaped Rear Garden
- Immaculately Decorated Throughout

Council Tax Band: D

New to the market with Whitegates is this beautifully presented four-bedroom townhouse, offering spacious and versatile accommodation, ideal for growing families or those seeking modern living in a highly desirable location.

Set within a sought-after residential development, the property is immaculately presented throughout and finished to a high standard, creating a home that is ready to move straight into. This generous four-bedroom property is set over 3 floors providing spacious living- the perfect setting for both everyday family life and entertaining. A stunning contemporary kitchen is fitted with a range of modern units and integrated appliances.

Upstairs, the property offers four well-proportioned bedrooms, providing flexible accommodation for families, guests, or those working from home. The stylish bathrooms are finished with modern fixtures and fittings, complementing the home's high-quality finish.

Externally, the property benefits from a private enclosed garden, offering a peaceful space to relax or entertain during the warmer months. There is also the added advantage of off-street parking and an integral garage, providing excellent parking and additional storage.

Ideally located close to a range of local amenities, well-regarded schools, and excellent transport links, this superb home combines comfort, convenience, and contemporary living.







Entrance Hall

A bright and welcoming entrance hall creating an excellent first impression. Finished in neutral décor, it immediately showcases the generous proportions found throughout the home.

Kitchen

The stylish kitchen has been thoughtfully designed with modern family living in mind. Fitted with an excellent range of contemporary wall and base units, it offers generous worktop space alongside a range of integrated appliances for everyday convenience. French doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living.

Utility Room

The utility room provides plumbing for a washing machine and additional room for laundry and household storage.

Downstairs Cloakroom

Conveniently positioned on the ground floor, the cloakroom is fitted with a WC and wash hand basin, providing an ideal facility for family life and visiting guests.

Integral Garage

A generous integral garage with both internal access from the hallway and an up-and-over door to the front. Whether used for secure parking, additional storage or even a home gym or workshop, this versatile space offers excellent flexibility.

Principle Bedroom

A wonderfully spacious principal bedroom enjoying an abundance of natural light from two large windows. Tastefully decorated throughout, the room benefits from extensive fitted wardrobes providing excellent storage, together with the added luxury of a private en-suite shower room.



En-suite One

A well-appointed en-suite comprising a large shower enclosure, wash hand basin and WC, creating a stylish and private space to accompany the principal bedroom.

Lounge

A superb reception room offering generous proportions and an abundance of natural light from the attractive bay window overlooking the rear garden.

Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a bath, wash hand basin and WC. Finished in neutral tones, it offers a bright, practical and well-maintained space to serve the upper-floor bedrooms.



Bedroom two

A spacious double bedroom, beautifully presented and filled with natural light. Benefitting from its own private en-suite shower room, it offers an ideal space for guests, older children or family members seeking additional privacy.

En-suite two

Fitted with a corner shower enclosure, wash hand basin and WC.

Bedroom Three

A well-proportioned bedroom currently arranged as a single room, offering ample space for a child's bedroom, guest accommodation or a comfortable double if preferred.



Bedroom Four

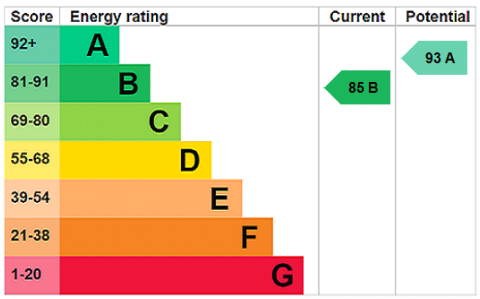
Currently utilised as a home office, this versatile room could easily be adapted to suit a variety of needs, including a nursery, study, hobby room or comfortable single bedroom.

Externally

To the front, the property benefits from off-road parking for one to two vehicles together with an attractive covered porch, creating an inviting entrance. To the rear is a beautifully landscaped garden designed to be enjoyed throughout the seasons. French doors from the kitchen open onto a paved patio, which leads onto a well-maintained lawn bordered by mature shrubs and established planting. At the far end of the garden, a raised decked seating area provides the perfect spot to relax and enjoy the sunshine, creating multiple outdoor spaces for family life and entertaining alike.

Property Information

Freehold. EPC (TBC). Integral garage and off-street parking for one to two vehicles. FTTP (Fibre to the Premises). Mains gas central heating. Council Tax band D.




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NIKWAX
TECH
WASH
VAX





95 Spring Place Gardens, Mirfield, WF14 0QU



Ground Floor First Floor Second Floor

Total floor area: 141.3 sq.m. (1,521 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

whitegates

01924 493269
mirfield@whitegates.co.uk
www.whitegates.co.uk

Whitegates Mirfield

112 Huddersfield Road, Mirfield, West Yorkshire, WF14 8AB

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The Property Ombudsman