



**Snow
Gate™**

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properly**



75 Towngate & adjoining plot with planning permission

Mirfield, WF14 9JG

FIVE BEDROOM DETACHED FAMILY HOME & PLOT WITH PLANNING PERMISSION. An exceptional opportunity to acquire a truly individual and bespoke five bedroom detached family residence, completed in 2024 and designed with a contemporary architectural style, exceptional attention to detail and an impressive specification throughout. This individual new-build property, designed by local architects, Orange Design, has been thoughtfully designed, over three floors to provide spacious and versatile accommodation for modern family living. From the striking modern kitchen and beautifully appointed bathroom suites to the extensive use of quality finishes and underfloor heating throughout, the emphasis on both design and comfort is immediately apparent. Occupying a private position in a desirable part of Mirfield, the property enjoys a tucked-away setting whilst remaining conveniently placed for local amenities, including well-regarded schools. Mirfield town centre is also within easy reach, providing a wider range of everyday facilities, together with excellent transport connections. Mirfield railway station offers regular services to Huddersfield, Leeds and Manchester, as well as a direct service to London, whilst the motorway network is readily accessible. Adding significant further appeal is the full planning permission already granted for a second, slightly larger detached residence of a similar bespoke design on the adjoining plot, which is included within the sale. The foundations for this second property have already been laid, providing a purchaser with an exciting opportunity to develop a second substantial family home. Externally, the current residence is approached via a large tarmac driveway providing generous off-road parking and leading to an integral double garage. The driveway, served by electric gates, will ultimately provide shared access with the adjoining property once built. Landscaped gardens surround the house, creating an attractive setting to sit out.

£1,200,000

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- BESPOKE & INDIVIDUALLY DESIGNED FIVE BEDROOM DETACHED FAMILY HOME, BUILT IN 2024
- UNDERFLOOR HEATING THROUGHOUT & HIGH QUALITY FINISHES
- LARGE DRIVEWAY, ELECTRIC GATES & INTEGRAL DOUBLE GARAGE
- INCLUDES AN ADJOINING PLOT WITH FULL PLANNING PERMISSION (2020/62/91440/E) FOR A SECOND FIVE BEDROOM HOME WITH FOUNDATIONS ALREADY LAID
- IMPRESSIVE MASTER SUITE WITH DRESSING ROOM, EN-SUITE & PRIVATE BALCONY
- TUCKED AWAY YET CLOSE TO LOCAL AMENITIES, SCHOOLS, PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- STUNNING OPEN PLAN FAMILY KITCHEN
- BEAUTIFULLY LANDSCAPED GARDENS, LARGE PATIO & AMBIENT EXTERIOR LIGHTING
- NO ONWARD CHAIN

Adjoining Building Plot (full planning permission)

75 Towngate

Entrance

Lounge

Open Plan Family Kitchen

Utility

WC

First Floor Landing

Bathroom

Bedroom Two

Ensuite

Bedroom Three

Bedroom Four

Bedroom Five

Second Floor

Master Bedroom

Ensuite

Garden, Driveway & Double Garage





Floor Plan



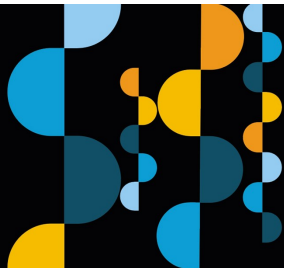
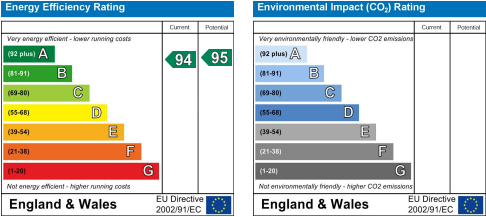
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Total Area: 289.9 m² ... 3121 ft² (excluding balcony)

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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