

The Poplars
Pinfold Lane, Mirfield



The Populars, Pinfold Lane

Mirfield, WF14 9JA



Nestled discreetly off Pinfold Lane in Mirfield, this exceptional self built modern residence offers an unparalleled blend of contemporary design and luxurious living.

This superbly appointed home features striking architectural elements, including a galleried landing with a glass balustrade, solid concrete floors, high specification construction and soundproofing throughout. It also boasts an advanced integrated lighting and speaker system, underfloor heating and an array of premium lifestyle amenities such as a games room, home cinema and gym. This truly is a home of distinction, offering an extraordinary living experience.

A high security aluminium front door complements the sleek aluminium framed doors with innovative handles with magnetic latches on all internal doors and aluminium windows throughout. The entrance hall features a lantern skylight, a striking staircase ascending to the galleried landing and access to key living spaces, including a cloakroom, downstairs W.C., main lounge and an exquisite bespoke fitted kitchen dining area. The cloakroom provides entry to the games room via a staircase leading to a stunning outdoor terrace/balcony and connects to the garages, which house the heating system and water tank. A separate utility room, with modern fittings and space for laundry appliances, completes this functional space. The main lounge, featuring a sophisticated live flame effect fireplace, seamlessly transitions to the rear garden. The bespoke kitchen dining area is a culinary enthusiast's dream, boasting a built in home bar, coffee machine, induction hob with Teppanyaki, multiple ovens and a wine fridge, perfect for entertaining. This space flows into the sitting room, showcasing a media wall and another live flame effect fireplace. Upstairs, the galleried landing leads to the principal bedroom with a dressing room and en suite, alongside two additional en suite bedrooms. The second floor houses bedroom four/gym, a cinema room and an additional W.C.

Designed for families and pet owners, the property boasts an expansive driveway to the front, providing ample parking leading to the main entrance and two single garages. The rear garden features a well maintained lawn, mature trees and a landscaped shrub border. Enclosed by walls, timber fencing and hedging, the outdoor space ensures privacy while offering a paved patio, ideal for alfresco dining and entertaining.

Situated in the sought after area of Mirfield, this property is conveniently positioned close to local amenities, including shops, schools and transport links. Nearby bus routes and the Mirfield and Dewsbury railway stations provide easy access to major cities such as Leeds and Manchester, offering a perfect blend of suburban tranquillity and urban connectivity.

This extraordinary home is a rare find in the Mirfield property market. An early viewing is highly recommended to fully appreciate the quality and sophistication of this remarkable residence.





ACCOMMODATION

ENTRANCE HALL

Front entrance aluminium safety door leading into the entrance hall. Stairs providing access to the first floor landing with glass balustrade, lantern skylight, spotlighting to the ceiling, fitted storage. Doors to cloakroom, downstairs W.C., main lounge and the kitchen dining room. Underfloor heating. Tiled flooring throughout.

CLOAKROOM

Solid oak stairs providing access to the games room, spotlighting to the ceiling, door with frosted double glazed pane, doors to utility and garage, door to the side of the property. Range of wall and base units with laminate worksurface over, ceramic Belfast sink with mixer tap. Underfloor heating. Tiled flooring throughout.

UTILITY

Double glazed window with frosted glass pane to the side, spotlighting to the ceiling, wall and base units with laminate worksurface over. Space and plumbing for washing machine and tumble dryer, space for fridge freezer. Underfloor heating. Tiled flooring throughout.

DOWNSTAIRS W.C.

Anthracite ladder style central heating radiator, spotlighting to the ceiling. Concealed cistern with low flush W.C., ceramic wash basin built onto a floating oak unit with mixer tap, built in tinted mirror. Oak worksurfaces over with LED strip lighting, full tiling throughout. Underfloor heating. Tiled flooring throughout.

MAIN LOUNGE

Glass fronted flame effect electric fire place, spotlighting to the ceiling, built in surround sound system. Set of double doors to the rear, double glazed window to the side. Underfloor heating, carpeted.

KITCHEN DINING ROOM

Two sets of double doors to the rear, opening to the sitting room, surround sound built in system. The kitchen itself is bespoke fitted and there is a range of wall and base units with granite worksurface over, breakfast bar with solid oak worksurface over, inset half and half sink with mixer tap. Two double ovens, built in bar system, two integrated dishwashers, two integrated induction hobs with a Teppanyaki in the middle, integrated warming tray, integrated steaming oven, full length wine cooler/ drinks fridge, integrated fridge freezer, integrated pantry cupboard with LED strip lighting throughout, integrated pull out spice rack, LED strip lighting throughout, a further fridge and a built in coffee machine. Underfloor heating. Tiled flooring throughout.

SITTING ROOM

Set of double doors, spotlighting to the ceiling, electric live flame effect glass fronted fire place integrated into a media wall featuring oak shelving. Underfloor heating. Tiled flooring throughout.

GAMES ROOM

Access from the cloakroom. Five Velux skylights, set of aluminium double doors to the balcony area. Spotlighting to the ceiling, surround sound. Herringbone flooring.

BALCONY

Built in timber framed seating, timber panelling surround, spotlighting, electric heaters, plastic foliage wall with neon sign. Glass balustrade looking out to the front of the property including the driveway.

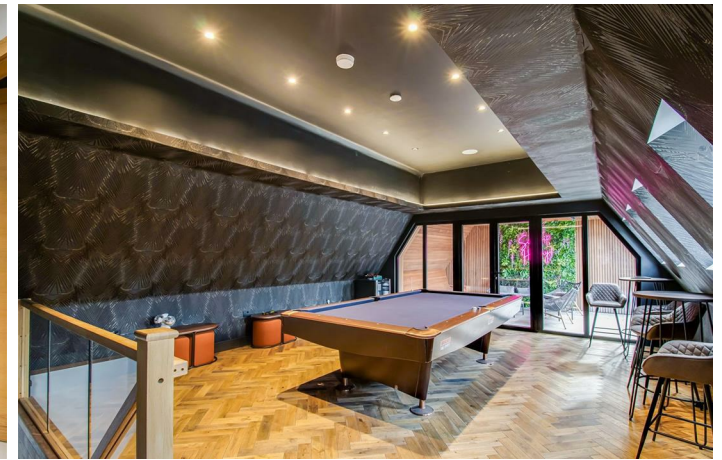
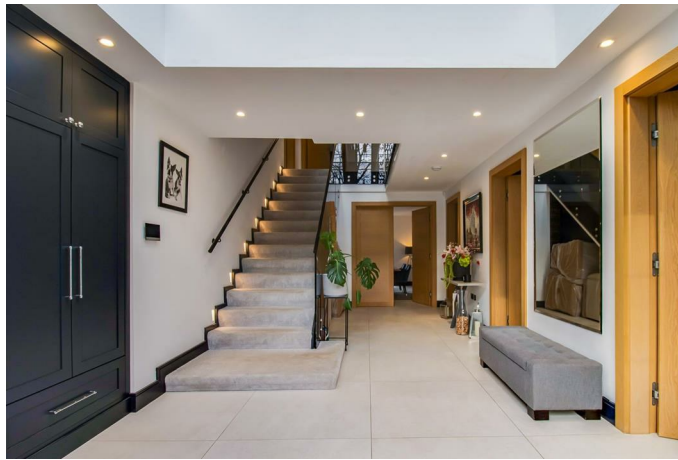
FIRST FLOOR LANDING

Galleried landing, spotlighting on the staircase. Set of solid oak double doors to the principal bedroom and solid oak doors to bedrooms two and three. Stairs providing access to the second floor landing. Three double glazed aluminium windows to the front, spotlighting to the ceiling, glass balustrade on the stairs.

PRINCIPAL BEDROOM

- PRINCIPAL BEDROOM HALLWAY

Solid oak double doors lead through to the main bedrooms hallway which has spotlighting to the ceiling, openings to the bedroom and dressing room and a solid oak door to the en suite bathroom.





- PRINCIPAL BEDROOM

Spotlighting to the ceiling, surround sound system, television built into a media wall, two aluminium double glazed windows to the rear.

- DRESSING ROOM

Frosted double glazed aluminium window to the side, spotlighting to the ceiling, surround sound system. Fitted wardrobes and storage units.

- PRINCIPAL EN SUITE

Frosted aluminium double glazed window to the side, chrome ladder style central heating radiator, spotlighting to the ceiling, surround sound system. Concealed cistern low flush W.C., his and hers sinks on a floating work surface both with mixer taps, stand alone bath with mixer tap and shower head attachment, separate double walk in shower cubicle with mains fed overhead shower and shower head attachment with tinted glass shower screen.

BEDROOM TWO

Juliet style balcony with glass balustrade to the front and aluminium bi folding doors, spotlighting to the ceiling, solid oak door to en suite bathroom.

EN SUITE BATHROOM

Frosted aluminium double glazed window to the rear, extractor fan, spotlighting to the ceiling, chrome ladder style central heating radiator. Concealed cistern low flush W.C., wash basin built into an oak storage unit with mixer tap, stand alone bath with mixer tap and shower head attachment and separate shower cubicle with mains fed overhead shower head attachment and glass shower screen. LED strip lighting throughout, fully tiled.

BEDROOM THREE

Aluminium double glazed window to the rear, solid oak door to the en suite, spotlighting to the ceiling.

EN SUITE SHOWER ROOM

Frosted aluminium double glazed window to the rear, ladder style central heating radiator, spotlighting to the ceiling. Concealed cistern low flush W.C., ceramic wash basin built into a floating storage unit with storage below and mixer tap, shower cubicle with mains fed overhead shower and shower head attachment with glass shower screen. Fully tiled, LED strip lighting.

SECOND FLOOR LANDING

Further spotlighting leading up the glass balustrade stairs to the second floor landing. Four Velux skylights, spotlighting to the ceiling. Solid oak doors to the cinema room and bedroom four/gym.

CINEMA ROOM

Two Velux skylights, spotlighting and strip lighting to the ceiling, decorative panelling, access to the loft storage space, solid oak door to the W.C., star effect LED ceiling.

W.C.

Spotlighting to the ceiling, extractor fan. Concealed cistern low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap with tiled splashback.

BEDROOM FOUR/GYM

Spotlighting to the ceiling, aluminium double glazed window to the front, two Velux skylights, loft access.

OUTSIDE

The approach to the property is an expansive tarmac driveway providing off road parking for many vehicles. The tarmac driveway leads up to the front door and the garages. Wall and timber fencing surrounds the property. To the rear of the property, the garden is mainly laid to lawn with a mature shrubbed wall border and incorporates a paved patio area, perfect for outdoor dining and entertaining purposes, ideal for pets and children.

GARAGES

The first garage [4.4m x 6.22] is accessed from the cloakroom and has an electric roll up door, spotlighting to the ceiling, power, boiler housed here, opening into the second garage. The second garage [6.22m x 3.73m] has an electric roll up door, spotlighting to the ceiling, power.

COUNCIL TAX BAND

The council tax band for this property is G.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

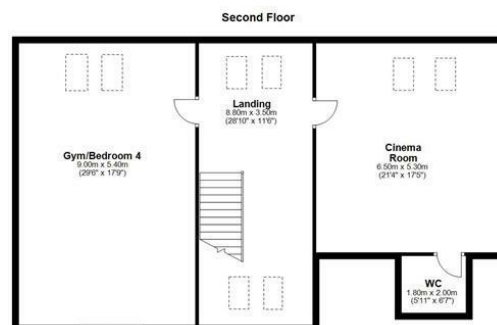
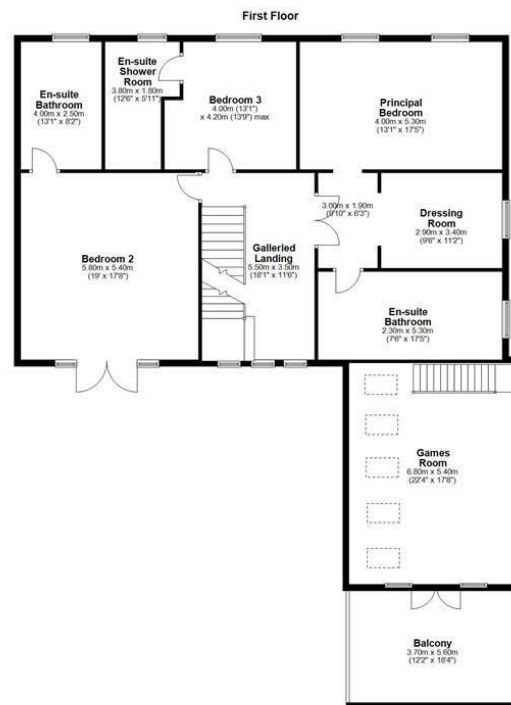
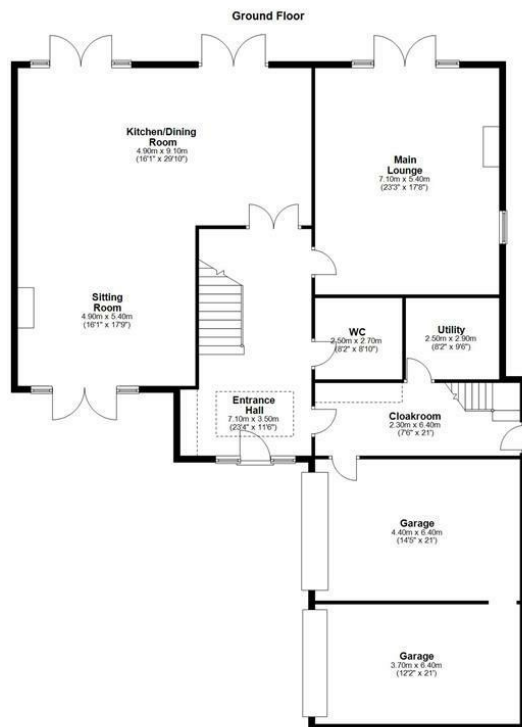
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To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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