



178 Crossley Lane

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M I R F I E L D





# 178 Crossley Lane

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## *A Home of Style, Space and Craftsmanship...*

Built by the current owner, who is also the co-founder of Darren Smith Homes, 178 Crossley Lane is a modern family residence that combines contemporary design with the quality finishes and attention to detail for which the builder is renowned. One of just seven properties on an exclusive development built around 25 years ago, it enjoys a privileged position with open views over fields to two sides, creating a sense of space and seclusion rarely found so close to Mirfield's amenities.

Arranged over three floors, it offers a wealth of flexible living space, including five bedrooms, three bathrooms, a large double garage and an impressive top-floor leisure suite complete with gym and sauna. From here, you're within easy reach of the town's shops, schools, train station and countryside walks, while the property's design makes the most of natural light and open-plan flow to create a home that's as practical as it is stylish.

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*"We built this house for ourselves, so every detail – from the layout to the finish – has been thought about and done to last."*



## *Everyday Living, Elevated...*

Step into the hallway, where a welcoming ambience is set by clean lines and modern finishes. This is the gateway to the home's sociable heart – a stunning open-plan kitchen and dining area that flows seamlessly into the sun room. The kitchen combines black granite countertops with warm wooden cabinetry for a contemporary yet inviting look. Underfoot, a distinctive polished wood-effect luxury vinyl floor adds warmth and elegance, running throughout the space to visually connect the cooking and dining zones. A central island offers casual seating and workspace, while integrated appliances, including a fridge and gas oven, meet every culinary need.

The dining space benefits from a feature media wall with ambient edge lighting, creating the perfect backdrop for family meals or entertaining. French doors connect the kitchen dining room directly to the living room, while in-built ceiling speakers in both spaces create a seamless hosting environment — perfect for everything from relaxed dinners to lively gatherings.







From the dining area, the open-plan design leads into the bright and airy sun room. With its fitted roof and French doors opening onto the rear garden, it's a versatile space that can be enjoyed year-round — equally suited to relaxed weekend lounging or vibrant summer celebrations.



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*“The open layout makes it so easy to be together as a family — and when friends are over, it really comes into its own.”*





### *Practical Spaces...*

A separate utility room provides a sink, additional cupboard space and plumbing for a washing machine and tumble dryer. It also leads through to the integral double garage. There's also a downstairs WC for guests' convenience.







## *A Place to Unwind...*

The living room offers a more formal space for relaxation, with access taken directly from the hallway or via French doors from the dining kitchen. This dual-aspect room benefits from in-built ceiling speakers, creating a seamless hosting space when opened up to the kitchen. A large bay window to the front frames far-reaching views over the adjacent field, while a fireplace forms a welcoming focal point. The soft carpet underfoot enriches the room's cosy, welcoming character, making it ideal for quiet evenings or conversation with friends.

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*“This is where we come to properly switch off – the light is beautiful in the day, and the fire makes it so cosy at night.”*







## *Private Spaces Upstairs...*

The first-floor landing is a stylish transition between rooms, lit with recessed ceiling lights and a striking cluster pendant in a warm brass finish.

The principal suite is a serene sanctuary, with French doors opening to a Juliet balcony that draws in light and offers views over the front aspect and the adjacent field where horses graze. Fitted wardrobes provide practical storage, while recessed ceiling spotlights add to the room's calm, contemporary feel. Its ensuite is finished in porcelain wood-effect tiles with warm grey tones, featuring a large shower, floating vanity unit and recessed lighting, complete with underfloor heating.

There are two further rear-facing double bedrooms, each with fitted wardrobes and views over the garden.



*“The Juliet balcony in the main bedroom is something I have loved from day one – it makes the room feel so bright and open.”*





The remaining forward-facing bedroom is currently used as a home office and enjoys views over the adjacent field where horses can often be seen, complemented by Roman blinds, recessed lighting and light wood flooring.

The fully-tiled main bathroom features a bath, vanity unit and a distinctive round port-style window, adding character to the space. Complete with underfloor heating, it offers comfort as well as style.

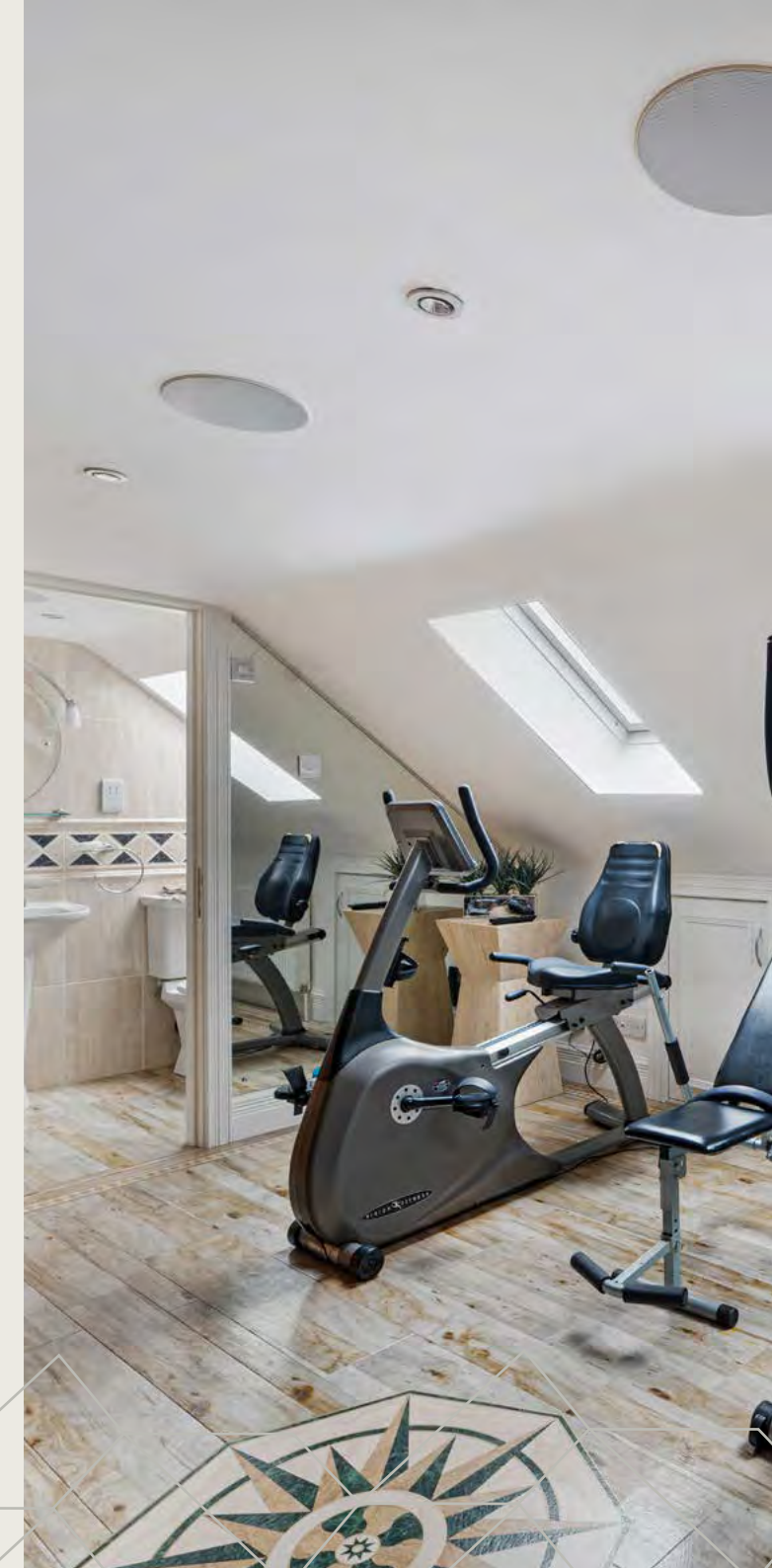


## *Top Floor Leisure Suite...*

The entire second floor is dedicated to leisure and wellbeing. Currently used as a fully equipped gym, this expansive room has sloped ceilings with skylights, a rustic wood-effect luxury vinyl floor with decorative compass inlay, a wall of mirrors and ceiling-mounted speakers. The highlight is a built-in sauna with timber panelling and bench seating – perfect for post-workout relaxation. An adjoining ensuite provides a shower and WC. It lends itself beautifully to a variety of uses – as with the current owners who enjoy it as a gym – or it could serve as a luxurious principal suite, making the most of occupying the entire top floor.

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*“Having the gym and sauna at home means we can work out or relax whenever we want – it is a real luxury.”*





## Outdoors...

To the front, the property is set behind electric gates that open to reveal a manicured lawn and a sweeping block-paved driveway, offering parking for several cars. This elegant approach not only frames the house beautifully but also leads directly to the integral double garage, setting the tone for the quality found within.

The south-west facing garden is designed to be enjoyed throughout the seasons, with a stone-flagged terrace that curves gently around the rear of the house and links seamlessly to the sun room via French doors. A shaped lawn provides open space for children to play, while planted borders bring colour and interest. An inviting pergola walkway, draped in established greenery and dressed with festoon lighting, leads to a sheltered decked seating area — the perfect spot for morning coffee or evening drinks.

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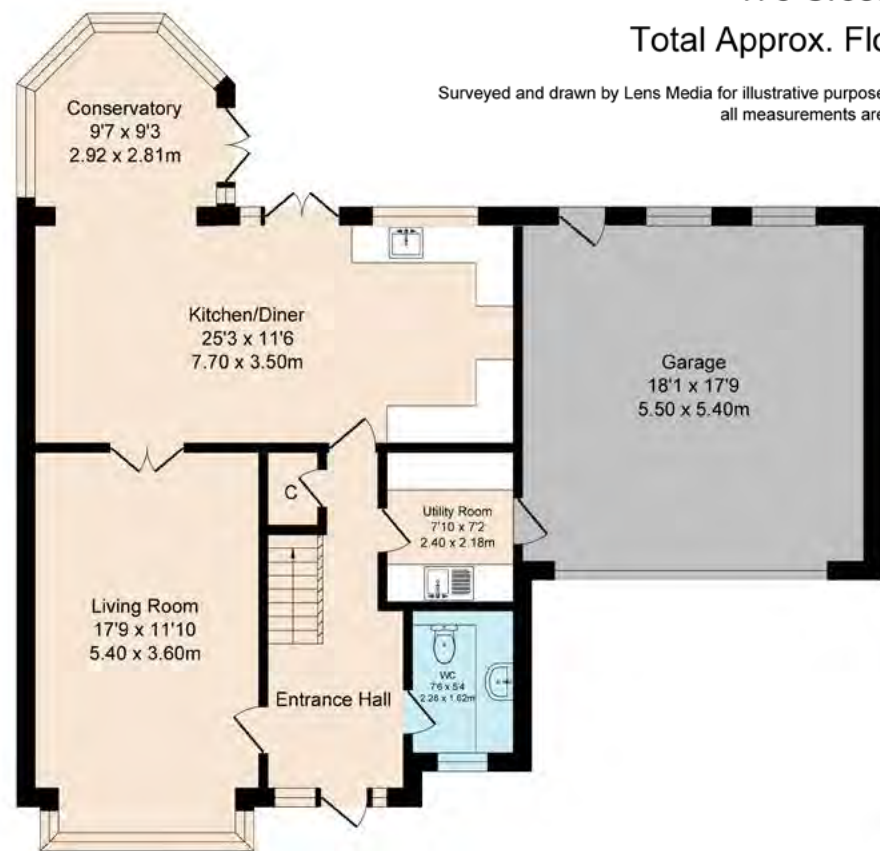
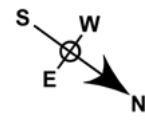
*“It’s a great garden for summer — big enough for the kids to run around, but still easy to maintain.”*



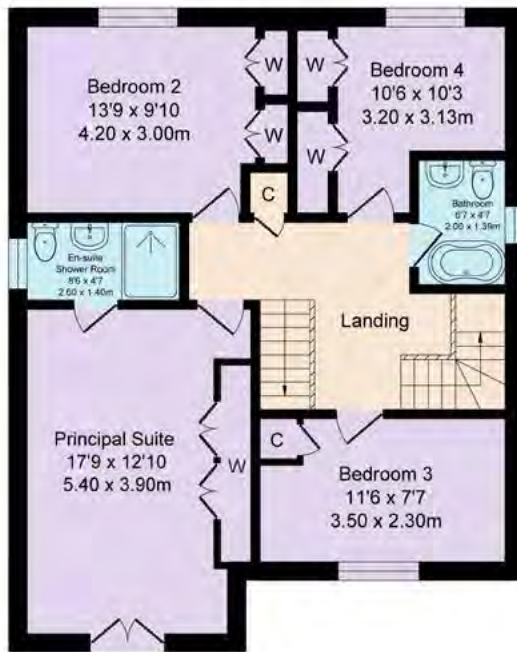


178 Crossley Ln, Mirfield WF14 0NY  
Total Approx. Floor Area 2276 Sq.ft. (211.5 Sq.M.)

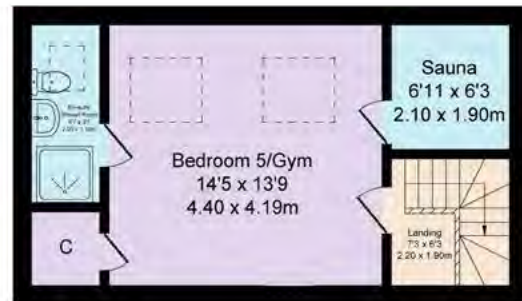
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



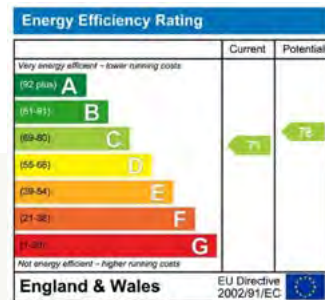
Ground Floor  
Approx. Floor  
Area 1176 Sq.Ft  
(109.3 Sq.M.)



First Floor  
Approx. Floor  
Area 753 Sq.Ft  
(70.0 Sq.M.)



Second Floor  
Approx. Floor  
Area 347 Sq.Ft  
(32.2 Sq.M.)



Finer Details...

- Modern detached family home
- Open plan kitchen/dining room
- Open aspect with views over fields
- 5 bedrooms
- Sauna & gym
- Convenient location for commuters
- 3 bathrooms
- Integral double garage
- No onward chain

Ask The Owner Section

Where do you go when you need...



**Place to eat**  
Capri Mirfield (Italian) &  
The Pie Shop (Cafe)



**Walk**  
Mirfield Canal; Hagg Wood  
& Whitely Wood Circular



**Chemist**  
Boots  
(10 min walk)



**Milk**  
Shillbank Stores  
(2 min drive)



**Schools**  
Primary: Crossley Fields (Good);  
Secondary: The Mirfield Free Grammar  
(Good) & Castle Hall Academy (Good)



**Gym**  
Roy Ellam's Premier Health Club (6 min  
drive) & MP Fit Birstall (13 min drive)



**Public Transport**  
Bus to Huddersfield from Greenside Road;  
Train from Mirfield to Huddersfield, Leeds,  
Manchester & London



**Takeaway**  
The Greek Grill  
& Spice of Bengal



**Pub**  
The Old Colonial  
(2 min drive)



**POI**  
Ponderosa Zoo; Yorkshire Sculpture Park;  
Oakwell Hall & Country Park



# 178 Crossley Lane

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178 Crossley Lane, Mirfield, WF14 0NY



WHAT3WORDS: robot.headings.intent

*presented by*



To view 178 Crossley Lane  
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