

The tine the desirable area of Upper Hopton in Mirfield, Pair Ways is a detached family home that balances modern comfort with considered design. Recently fully efurbished and modernised throughout, it offers four pedrooms, generous living spaces and extensive gardens. The result is a home that works as beautifully in practice is it does in appearance.

Approached from a peaceful residential street, the property makes an immediate impression. Its broad frontage and carriage-style driveway are framed by lawned gardens and mature trees, giving both presence and seclusion. "It's the place where we can all relax. We close the curtains, put on a film, and it instantly feels like the cosiest space in the house."

A WARM WELCOME

Inside, the hallway provides a welcoming introduction to the home. Natural light and neutral finishes create a calm first impression and set the tone for the rest of the property - stylish, practical and easy to live in.

To the right of the hallway lies the main living room. Positioned to the front of the house with windows to both the front and side elevations, it enjoys excellent natural light and a sense of space. Its generous proportions make it ideal for quiet evenings, family film nights or larger gatherings, while its location at the front of the house provides a quieter retreat from the busier parts of the home.











THE HEART OF THE HOME

To the left of the hallway, the home opens into the kitchen living dining room which runs the full depth of the property from front to back. This impressive space was created by the present owners who combined what were originally three separate rooms into one versatile and contemporary setting.

The kitchen is fitted with crisp white units and contrasting coloured worktops, centred around an island unit with breakfast bar seating at both ends. There is an integrated dishwasher, space for a range cooker and space for an American-style fridge freezer. A laminate wood floor runs seamlessly through the entire kitchen living dining room, unifying the space.

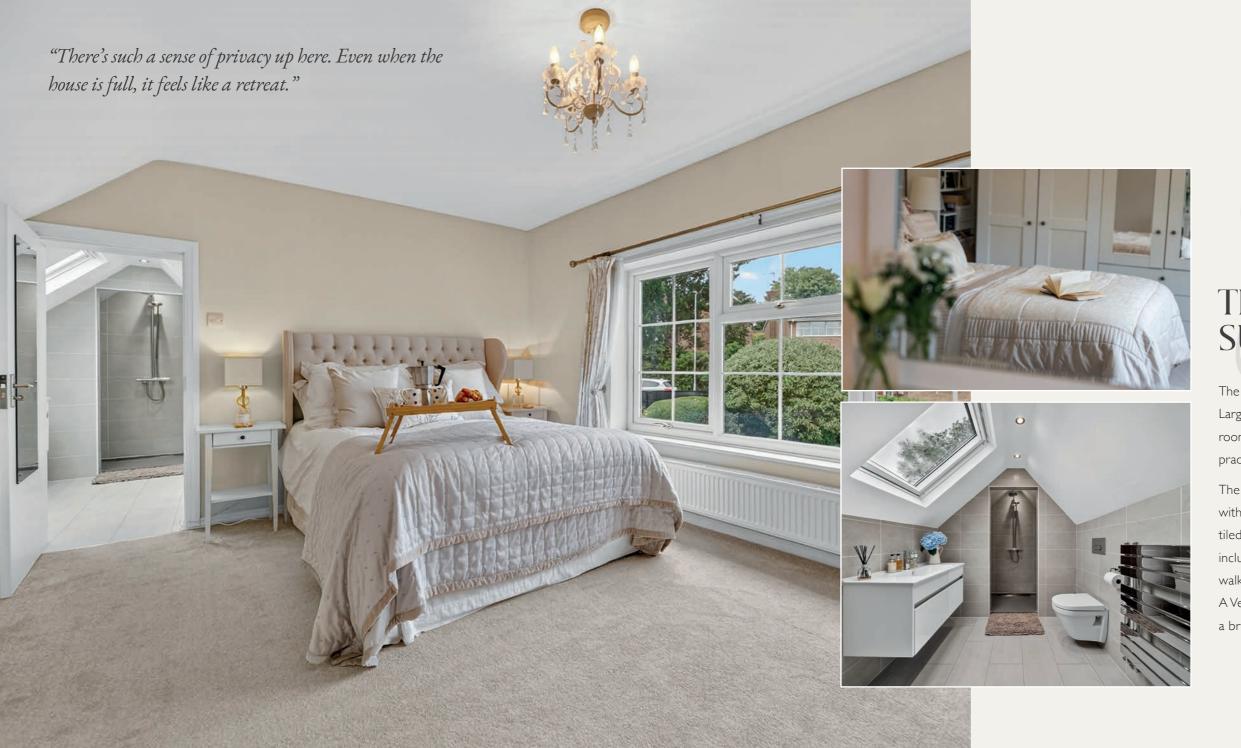
LIVING WITH STYLE

The adjoining dining area is ideal for family meals and entertaining, while a relaxed seating area with a gas fire completes the room, making it the true hub of the home where everyone comes together.

French doors at the rear open directly to the garden terrace, extending the living space outdoors for summer dining or evening gatherings.

Practical features include a utility room with under-counter space for a washing machine and tumble dryer, together with a range of units and storage cupboards, and access to the integral double garage. A ground-floor cloakroom is conveniently located off the main hallway.





THE PRINCIPAL SUITE

The principal bedroom offers both space and privacy.

Large windows look out over the front garden, filling the room with natural light. An eaves storage cupboard adds practicality while keeping the room uncluttered.

The en-suite bathroom, set partly within the eaves but with full head height, is finished to a high standard. Fully tiled in contemporary grey to the walls and floors, it includes a wall-hung WC, a modern vanity unit, a large walk-in shower and a polished chrome heated towel rail. A Velux window brings in daylight and ventilation, creating a bright and comfortable space.

BEDROOMS OF CHARACTER

Three further bedrooms add flexibility. One is a good-sized double with a large picture window overlooking the front garden. The remaining two are single bedrooms, both with views across Mirfield and the surrounding areas.

These rooms adapt easily to changing needs, whether as children's bedrooms, guest rooms or workspaces - ensuring the home evolves with its owners.

The family bathroom is fitted with a bath with shower over, WC and wash hand basin. Finished with white polished wall tiles, it is bright and practical. A high side window spans the width of the room, flooding it with natural light without compromising on privacy.





OUTDOOR LIVING

The gardens at 9 Fair Ways are as carefully planned as the interiors. To the front, large lawned gardens wrap around the corner plot, softening the architecture and framing the carriagestyle driveway. Mature trees provide privacy and a natural outlook, creating an attractive approach to the property.

To the rear, a broad terrace runs along the back of the house, offering space for outdoor dining or relaxed gatherings. Beyond, a generous lawn provides room for play while mature planting adds colour, texture and seclusion throughout the seasons. Secure and gated, the gardens are perfect for young families, offering both peace of mind and plenty of space for children to enjoy safely.

Together, the front and rear gardens extend family life outdoors, offering space to entertain, for children to play and for adults to unwind.

POTENTIAL TO EXTEND

Looking to the future, 9 Fair Ways has the benefit of full planning permission (reference 2024/62/90733/E, approved on 4 June 2024) for a first-floor extension above the garage. This would create an additional fifth double bedroom, further enhancing the property's flexibility and long-term value.

For growing families, multi-generational living or those who wish to maximise the home's generous footprint, the extension presents a ready-made opportunity to tailor the house even further to individual needs.

THE SETTING

9 Fair Ways is located in the desirable area of Upper Hopton in Mirfield, known for its semi-rural character and strong sense of community. The area offers the best of both worlds - peaceful surroundings with countryside walks and open landscapes close by alongside the convenience of local shops, cafés and well-regarded schools.

For commuters, the connections are excellent. Leeds and Manchester are both less than an hour away by road or rail while direct services to London make longer journeys straightforward. Despite this accessibility, the home remains a short stroll from footpaths, riverside trails and the rolling Yorkshire hills.





Approx. Gross Internal Floor Area 2168 sq. ft / 201.40 sq. m Illustration for identification purposes only, measurements are approximate, not to scale.



FINER DETAILS

- Detached family home
- 4 bedrooms
- 2 bathrooms
- · Open plan kitchen living dining area
- Double gated driveway

- Large wrap-around garden
- Integral garage
- Sought after area of Upper Hopton
- · Convenient location for commuting
- Services All mains









PLACES TO EAT:











LOCAL SCHOOLS: & Mirfield Grammar School (8 min)



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To view No.9 Fair Ways
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