

# KILORA HOUSE MIRFIELD







I love how peaceful it feels, even though everythin you need is just around the corner."

Set back behind electric gates on a peaceful private road, Kilora House is surrounded by mature trees and established gardens, offering privacy and calm in a beautifully connected location.

This is a home designed for modern family living, with five bedrooms, four pathrooms and three reception rooms arranged over two generous floors tombines timeless character with everyday practicality, offering light, lexibility and space that adapts as life does.

### A WARM WELCOME

From the moment you step inside, Kilora House feels calm and every detail well considered. Solid oak floors, rich Farrow & Ball Oval Room Blue walls and detailed oak woodwork create a sense of quality that continues throughout the home. High ceilings and soft lighting make the hallway feel grand and welcoming, while offering a natural flow between rooms.

To the right of the hall, the study is a bright and focused workspace. A window brings in natural light, and the soft white walls create a clean backdrop allowing creativity to flow. The oak floors continue here, providing a sense of continuity and warmth.











to the left of the hallway a glass door opens into a bright, bacious kitchen centred around a large island, making it the erfect spot for family meals or casual gatherings. Timeless white gloss cabinetry is paired with deep red brick-style blashbacks and warm-toned floor tiles in a classic offset attern. Corian quartz worktops run throughout the kitchen, ffering both durability and style.

all pantry style slide out cupboards offer ample storage, while vindows facing the rear garden and subtle spotlighting keep he space bright and welcoming. Integrated appliances include Siemens induction hob, double oven, dishwasher and double nk, along with a large American-style fridge freezer.

THE HEART OF THE HOME



"The island's perfect for gathering; everyone ends up there, whether we're cooking or just catching up."

The adjoining utility room, painted in the same rich Farrow & Ball Oval Room Blue, adds both storage and everyday practicality. There's space for coats, shoes, an additional sink and plumbing for an under-counter washer and dryer, helping to keep day-to-day life neatly tucked away. A downstairs WC and internal access to the double garage, fitted with a boiler installed in 2025 and electric door, are also found here. The back door leads out to a full-width patio, perfect for outdoor dining and entertaining.





# FOR GATHERINGS, LARGE OR SMALL

Double glass doors lead into the main sitting room, a generous, light-filled space that brings a real sense of scale to the home. Floor-to-ceil windows frame views across the front driveway, while high ceilings and soft cream walls create an airy, welcoming feel. The gas fireplace we its classical column surround and gold-framed mirror offers a striking focal point, adding warmth and character. Whether you're relaxing as family or entertaining guests, the layout adapts easily to suit the occasion.

The sitting room is a versatile space, with excellent flow back through to the kitchen via internal glass double doors. These can be left oper to create an open-plan kitchen living area or closed to form two distinct zones, ideal for family life or hosting. Neutral carpets, warm oak trir and soft lighting complete the room, making it both practical and inviting, morning through to evening.





The lounge is a generous and comfortable space, perfect for both quiet evenings and relaxed entertaining. Cream carpets, soft neutral tones and a light stone electric fireplace gives the room a warm and welcoming feel.

Beyond this room, the conservatory looks out onto the south-facing garden. With dark wood frames and garden views on all three sides, it's a calm and comfortable place to sit, filled with light during the day and the stars after sunset. French doors open directly onto the patio and lawn, creating an easy connection between indoors and out.



EVERYDAY COMFORT, EFFORTLESSLY DONE





# FLEXIBLE LIVING THAT ADAPTS WITH YOU

st off the living room, a large L-shaped room offers flexibility to suit your needs. Currently used as a dining area, it enjoys a bright, open fer nanks to multiple windows with views of the garden and south-facing conservatory. Soft cream walls and natural wood trim create a warn raditional feel, while the layout allows the room to function equally well as a ground-floor bedroom. With a spacious bathroom located jus next door, featuring both a bath and a shower plus WC, it's an ideal option for guests or multigenerational living.

"We loved how this room adapted with us, from dinner parties to grandparents staying, it never felt like a compromise."





Upstairs, the vaulted landing brings in natural light through skylights. The same blue walls continue up from downstairs and the oak wood-panelled ceiling adds warmth and character. The landing connects each of the bedrooms and creates a feeling of space and openness.

"Even the landing feels special. The light, the shape and the way it opens the house makes it quietly spectacular."



A LANDING FULL OF LIGHT



# "The en-suite feels like a hotel. It's peaceful, luxurious and all yours."

# A PRIVATE PRINCIPAL SUITE

At the far end of the landing, the principal suite offers a calm and private retreat. Vaulted ceilings and a soft neutral palette create an nmediate sense of space, while multiple windows fill the room with natural light. A built-in window seat adds a charming, practical detail an provides a quiet place to read or enjoy the view.

The layout is generous, with plenty of space to sleep, relax and unwind. Built-in wardrobes provide excellent storage, keeping the room uncluttered and serene. The en-suite bathroom continues the sense of scale and luxury, featuring a raised podium with a Jacuzzi bath as it centrepiece, alongside a separate shower, WC and bidet. A large skylight above the bath adds even more natural light, making this a calm a comfortable space to begin or end the day.







# TIME TO UNWIND

There are three remaining bedrooms, each feature vaulted ceilings and are flooded with natural light throughout the day.

The second bedroom is a spacious double with soft grey tones, warm oak trim and a stunning feature wall. A bespoke corner window frames views of the garden and fills the room with natural light, while the layout allows space for a reading area and built-in storage. The en-suite bathroom is finished in soft neutral tiles and includes a full-sized bath with overhead shower, sink, toilet and a skylight above, making the space feel bright and well balanced.





# REST & REFRESH

across the hall, another bright and airy double bedroom offers fitted wardrobes and multiple windows that fill the room with ligh hroughout the day.There's also a fourth bedroom, a single room with a skylight that's ideal for guests, a nursery or a home office

Completing the first floor, the main family bathroom includes both a bath and a shower, plus WC, providing plenty of space for busy mornings





The south-facing rear garden is both private and practical, offering a mix of lawn, planting and patio. A full-width paved terrace runs along the back of the house, creating an ideal space for outdoor dining. The neatly kept lawn adds greenery and space for children or pets to play. Whether you're entertaining or enjoying a quiet afternoon, the garden offers a calm and usable retreat that works across the seasons.

To the front of the home, a large, block-paved driveway sits behind secure electric gates and provides ample parking for several vehicles and leads to an integral double garage. There is also room for an outdoor seating area here offering another sunny spot to sit or greet guests in comfort and privacy.



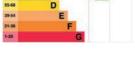
"It always felt like our own little world. It's quiet, green, and completely private."

A GARDEN TO ENJOY









### FINER DETAILS

- Detached family home
- 5 bedrooms
- 4 bathrooms (2 en-suites)
- 3 reception rooms
- Private gated driveway

- South facing conservatory and wrap around garden
- Integral garage
- Perfect for multi-generational living with ground floor bedroom and bathroom
- Convenient location for commuters
- Services All mains

### ASK THE OWNERS SECTION

### WHERE DO YOU GO WHEN YOU NEED...



MILK: Post Office (3 min walk)



CHEMIST: Boots Pharmacy (5 min drive)I



GYM:
MFG Sports Centre (15 min walk)



PLACES TO EAT:
The Royal and Ancient (6 min drive)



PUB:
The White Gate (15 min walk)



TAKEAWAYS: The Greek Grill



WALK: Walk leading to Haigh's Farm Shop



### PUBLIC TRANSPORT:

Bus: services run regularly into Dewsbury, Leeds & Huddersfield (5 min walk); Train: Leeds, Manchester & direct London (6 min drive)



LOCAL SCHOOLS:
Battyeford CE Primary School (Good)
Mirfield Free Grammar (Good)



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### presented by



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