



13 Dunbottle Lane

Mirfield, WF14 9HY

An individual four bedroom detached family home, built in the early 1960's, offering good sized and flexible accommodation. The property has benefited from a series of cosmetic improvements in recent years. Located in a well regarded part of Mirfield, close to the centre of town and amenities including popular schools. The railway station connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also nearby meaning it's a handy position for commuters. Having four good sized bedrooms, three reception rooms and a beautiful South-facing garden making it perfect for a growing family. The driveway to the front provides off road parking and leads up to the integral garage with electric door. **VIEWING STRONGLY RECOMMENDED!**

£435,000

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- INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME
- CONVENIENTLY LOCATED CLOSE TO THE TOWN CENTRE & AMENITIES INCLUDING WELL RENOWNED SCHOOLS
- GOOD SIZED BEDROOMS & THREE RECEPTION ROOMS
- DRIVEWAY & INTEGRAL GARAGE
- POPULAR LOCATION
- GENEROUS SOUTH-FACING REAR GARDEN

Entrance

WC

5'6" x 4'3" (1.7 x 1.3)

Breakfast Kitchen

17'4" x 7'10" (5.3 x 2.4)

Dining Room

11'9" x 8'6" (3.6 x 2.6)

Family Room

11'1" x 10'5" (3.4 x 3.2)

Lounge

21'11" x 11'5" (6.7 x 3.5)

First Floor Landing

House Bathroom

9'2" x 5'6" (2.8 x 1.7)

Bedroom One

11'9" x 11'1" (3.6 x 3.4)

Bedroom Two

11'9" x 10'2" (max) (3.6 x 3.1 (max))

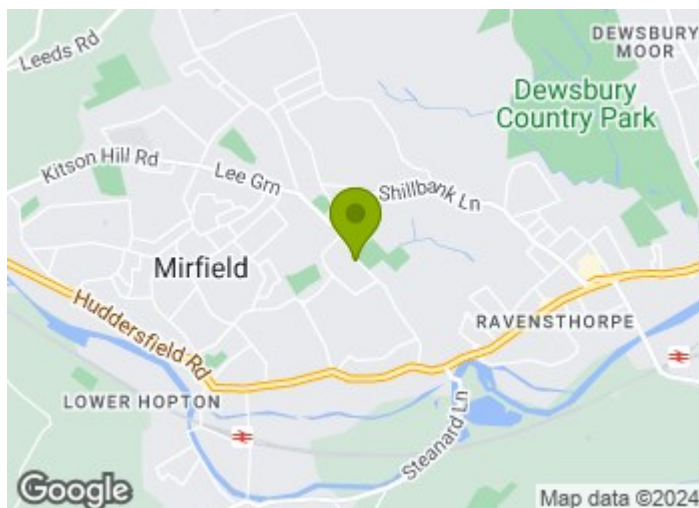
Bedroom Three

11'9" x 8'6" (3.6 x 2.6)

Bedroom Four

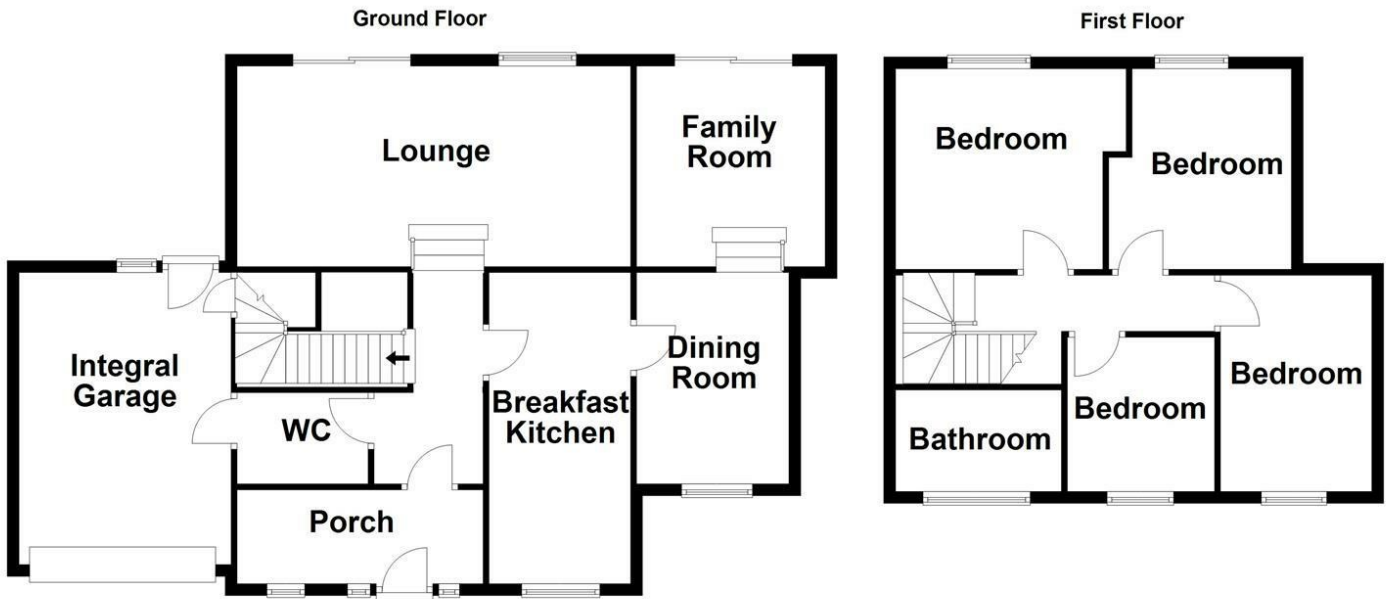
8'6" x 8'2" (2.6 x 2.5)

Garden, Driveway & Garage





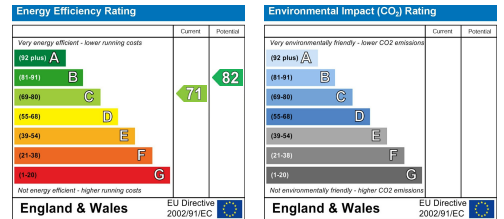
Floor Plan



Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors.
Plan produced using PlanUp.

Dunbottle Lane, Mirfield

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