

114a West Royd Avenue

Mirfield, WF14 9LE

WOW! That's the usual reaction when walking in to the expansive Living area of this NEW BUILD we have FOR SALE! A beautifully designed two double bedroom detached true bungalow. This presents a rare and exciting opportunity to purchase a new build bungalow built to a high specification in a modern and contemporary style. This well insulated energy efficient property benefits from having a heat recovery system, under floor heating throughout, aluminium doors, windows and large bi-fold doors and comes with a 10 year build warranty. This spacious, light and airy property is located in a popular part of Mirfield, within close proximity to local amenities including well renowned schools and the centre of Mirfield. Having excellent public transport links nearby, including the railway station in the centre of town which connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also easily accessible. The driveway to the front provides off road parking and includes an EV charger. The beautifully landscaped south facing garden to the rear offers a fabulous setting to sit out and entertain guests. NO CHAIN!

£450,000

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- NEW BUILD TRUE BUNGALOW
- INDIVIDUAL CONTEMPORARY DESIGN & COMPLETED TO A HIGH SPECIFICATION
- UNDERFLOOR HEATING THROUGHOUT
- SPACIOUS OPEN PLAN LIVING
- KITCHEN WITH NATURAL GRANITE WORKTOPS & NEFF APPLIANCES
- TWO GENEROUSLY SIZED DOUBLE BEDROOMS
- LARGE BI-FOLD DOORS FOR INSIDE-OUTSIDE LIVING
- PRIVATE COURTYARD & SOUTH FACING PATIO
- CONVENIENTLY POSITIONED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES
- NO CHAIN & 10 YEAR WARRANTY

Entrance

Living Kitchen

44'11" x 9'2" (13.7 x 2.8)

House Bathroom

10'9" x 5'6" (3.3 x 1.7)

Bedroom One

13'5" x 10'5" (4.1 x 3.2)

Bedroom Two

13'1" x 9'2" (4 x 2.8)

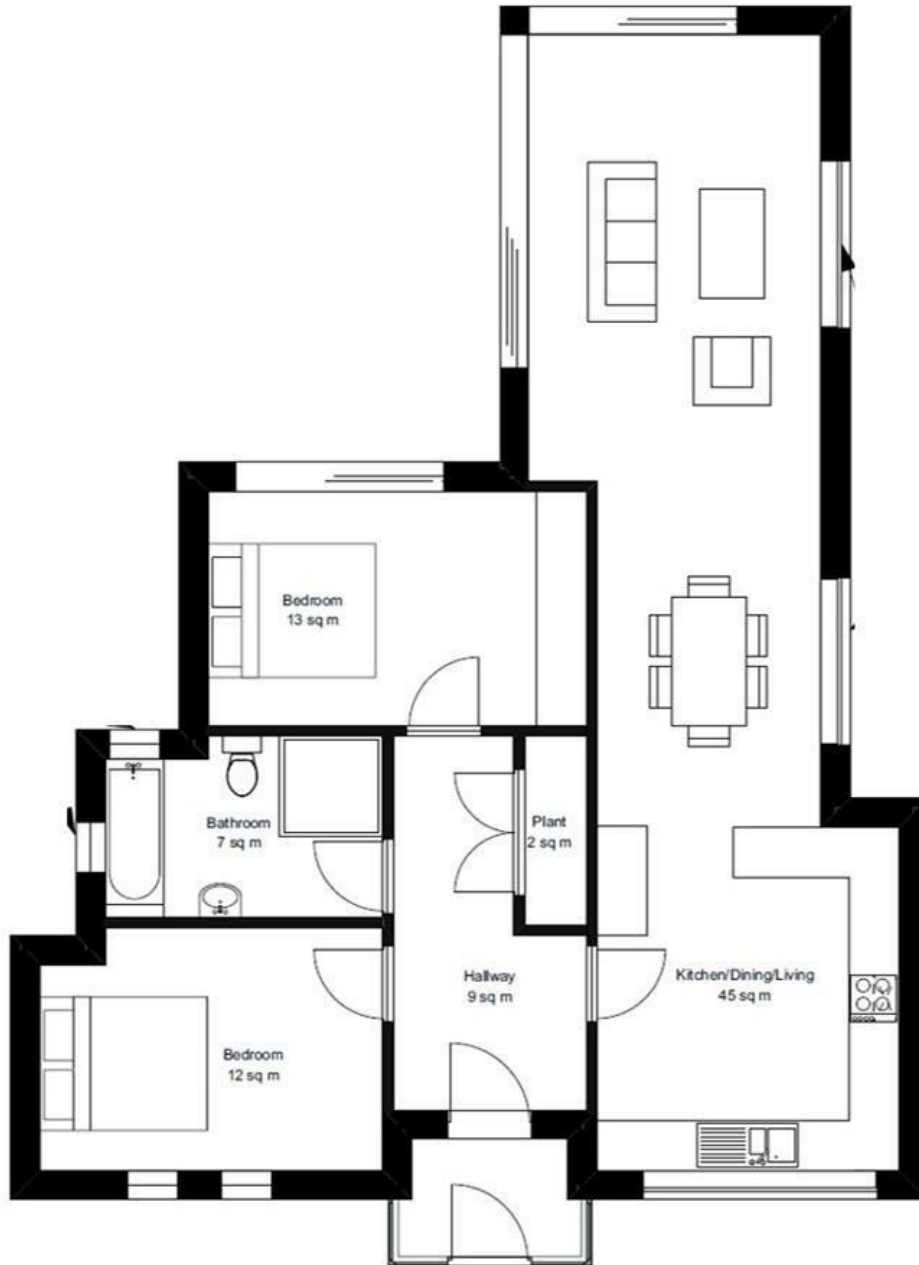
Utility Storage Cupboard

Garden & Driveway

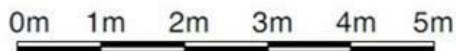




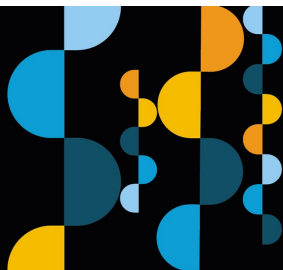
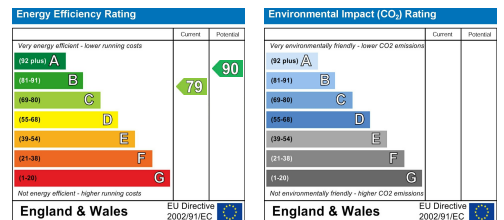
Floor Plan



Ground Floor Plan As Proposed
Scale 1:100



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