







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 inducing 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!

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

#### **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** 





















# Ground Floor Plan As Proposed Scale 1:100

0m 1m 2m 3m 4m 5m

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