

114a West Royd Avenue

Mirfield, WF14 9LE

This brand-new, unique property presents a rare opportunity to own a high-specification, spacious, and contemporary two-bedroom detached bungalow, designed with elegance and flair. Upon entry through the stunning glazed porch and into the spacious hallway, the open-plan, high-ceilinged living area reveals a stylish kitchen complete with extensive solid granite worktops and a breakfast bar. This area flows seamlessly into a dining space, which further opens into a south-facing, expansive lounge with two large bi-fold doors leading to a suntrap patio—ideal for desirable indoor-outdoor living. The bathroom features designer fittings, including a bathtub and a separate large walk-in shower. With energy efficiency as a priority, this bungalow boasts underfloor heating throughout, superior insulation, a heat recovery system, sleek aluminium doors and windows, an independent new-build warranty, and a building control certificate. Flooded with natural light, this spacious home is situated in a sought-after area of Mirfield, close to renowned schools and local amenities. Outside, the driveway offers off-road parking and an EV charger. At the rear, a beautifully landscaped, south-facing patio and garden provide the perfect setting for outdoor entertaining. Blending modern comfort, style, and convenience, this move-in-ready property is a truly exceptional home. NO CHAIN

£399,950

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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
- 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)

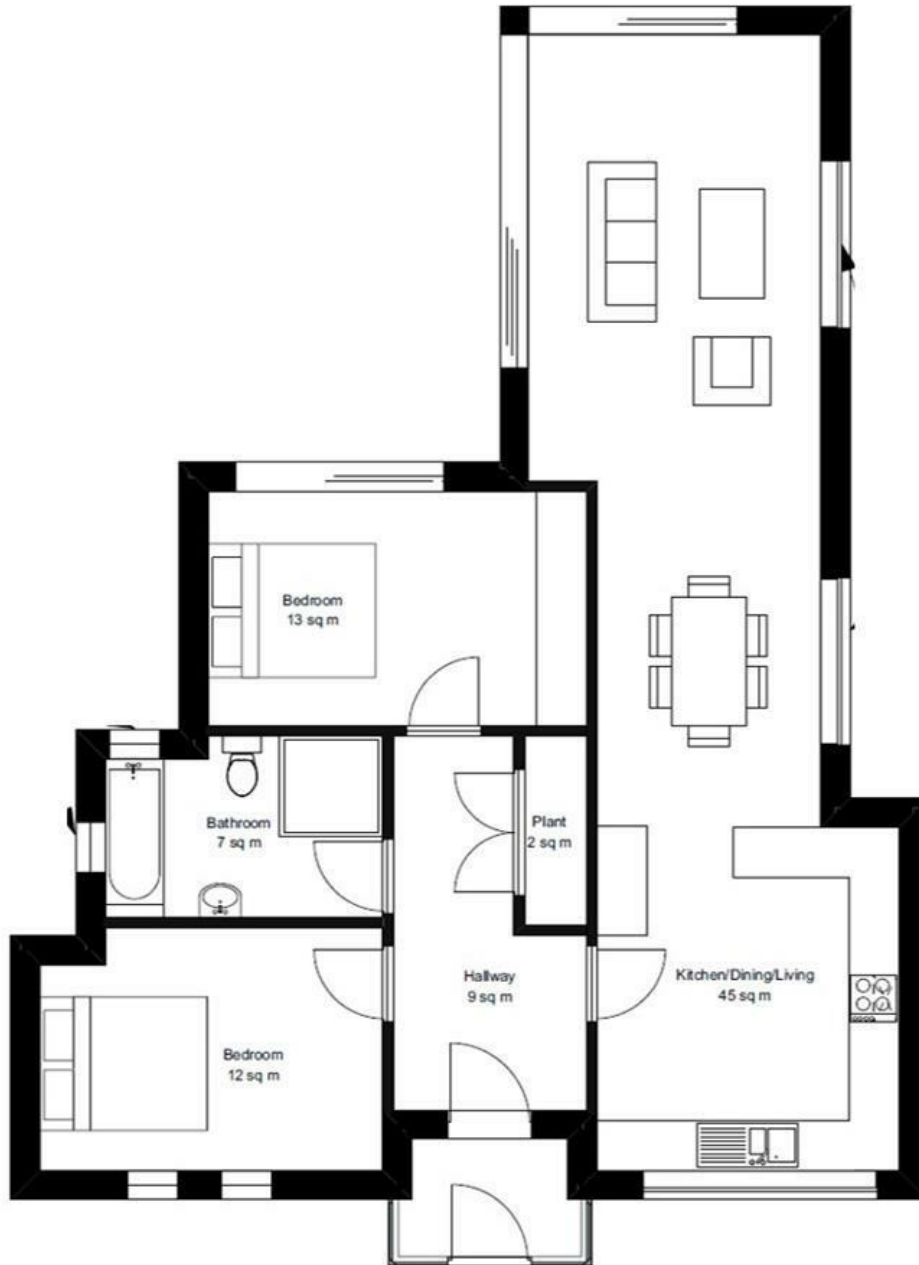
Utility Storage Cupboard

Garden & Driveway

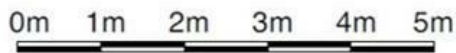




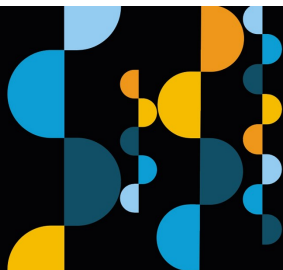
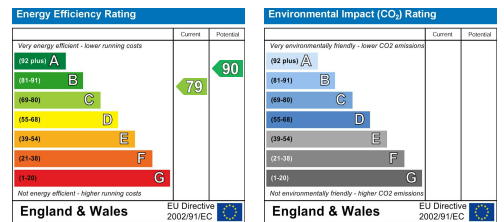
Floor Plan



Ground Floor Plan As Proposed
Scale 1:100



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