



114a West Royd Avenue Mirfield, WF14 9LE

One of the key advantages of moving into this newly built home is the remarkably low heating bills.

Equipped with underfloor heating throughout, high-grade insulation, an eco-friendly heat recovery system, and a state-of-the-art energy-efficient boiler, this home ensures cost-effective and efficient heating. The underfloor heating provides a consistent, cosy warmth across all rooms, using significantly less energy than traditional radiators. Not only does it offer a toasty comfort underfoot, but the innovative heat recovery system also captures and recycles waste heat, further enhancing energy efficiency.

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. This is a fabulous and rare opportunity to purchase this brand new, freehold home offering ground floor living along with its own private driveway and landscaped gardens. Viewing and internal inspection is essential in order to see the quality this home has to offer.

£375,000

114a West Royd Avenue

Mirfield, WF14 9LE



- 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)

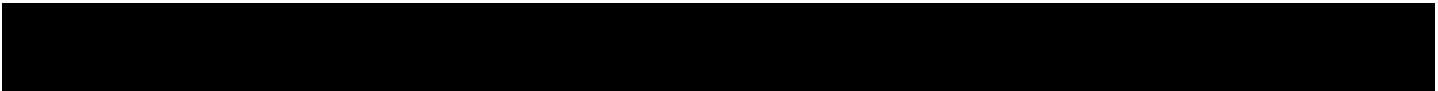
Bedroom Two

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

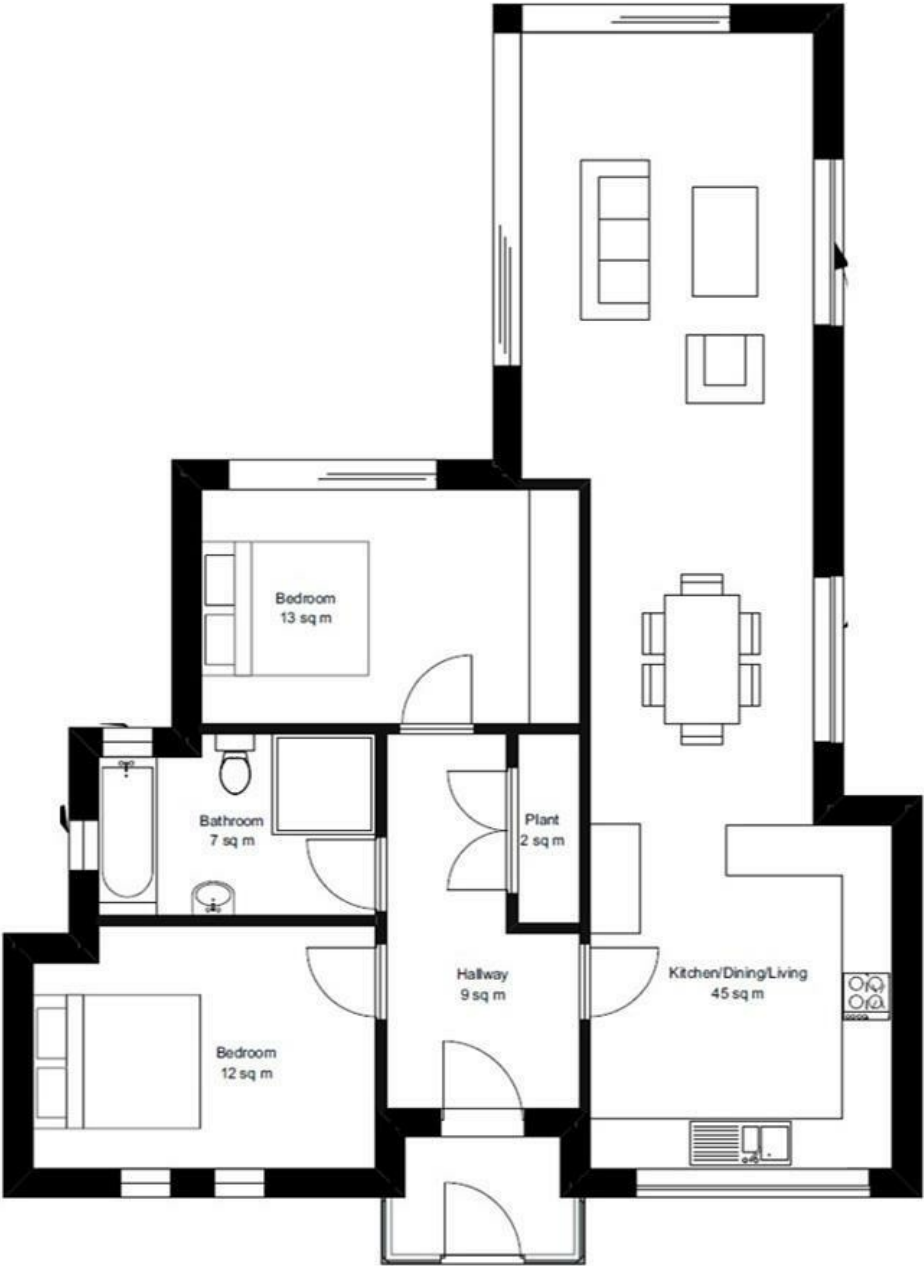
Utility Storage Cupboard

Garden & Driveway

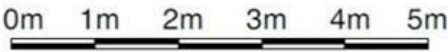




Floor Plan



Ground Floor Plan As Proposed
Scale 1:100



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