

## 36 Waste Lane

Lower Hopton, Mirfield, WF14 8PA

A three bedroom back to back end terrace house which has been extended to create generously sized accommodation. Tucked away at the end of the street with no through traffic and occupying the most convenient position in the sought after village of Lower Hopton. Within minutes of the open countryside and walking distance to the town centre and local amenities including the well renowned primary school. Just a 10 minute walk to the railway station which connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also within close proximity. To the front of the property is a large, enclosed seating area ideal for entertaining guests. Also benefits from having parking. NO CHAIN!

£162,500

# 36 Waste Lane

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- THREE BEDROOM TERRACE HOUSE
- EXTENDED OFFERING SPACIOUS ACCOMMODATION
- CONVENIENT LOCATION WITHIN WALKING DISTANCE TO TOWN CENTRE & LOCAL AMENITIES
- WELL POSITIONED FOR ACCESS TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- ENCLOSED SEATING AREA TO THE FRONT & PARKING
- NO ONWARD CHAIN

## Entrance

## Lounge

16'0" x 13'1" (4.9 x 4)

## Cellar

## Dining Kitchen

13'5" x 8'6" (4.1 x 2.6)

## First Floor Landing

## Bathroom

5'6" x 5'2" (1.7 x 1.6)

## Bedroom One

13'1" x 7'10" (4 x 2.4)

## Bedroom Two

8'6" x 7'10" (2.6 x 2.4)

## Bedroom Three

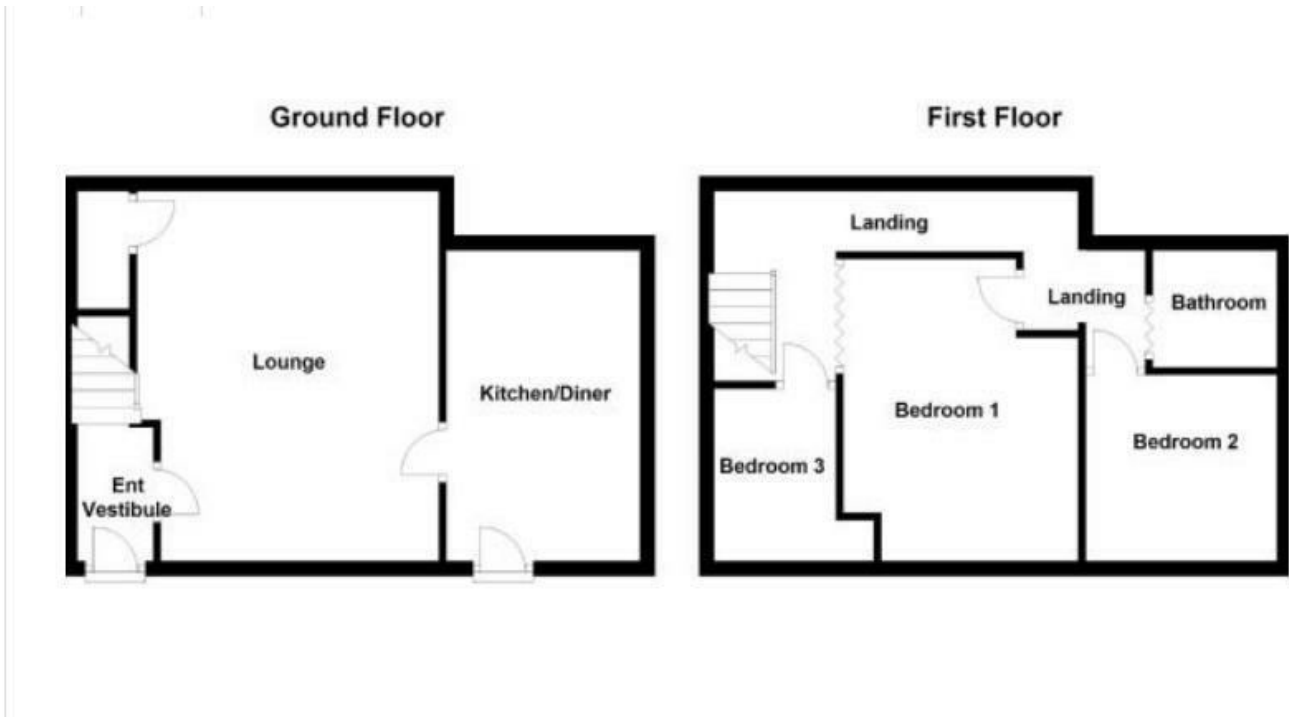
7'2" x 5'2" (2.2 x 1.6)

## Garden & Parking

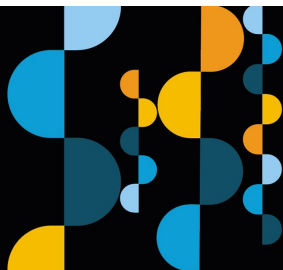
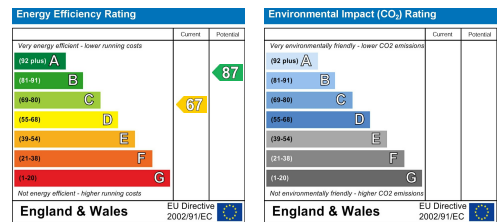




# Floor Plan



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