



23 Dunbottle Way

Mirfield, WF14 9JU

This four bedroom detached property offers a fabulous mix of modern living and practical family accommodation with generous bedrooms and an ensuite to the master. Located in a desirable part of Mirfield tucked off Church Lane and close to adjacent fields. A short distance to the centre of town and within close proximity to local amenities including public transport links. A short walk away from well renowned schools including Crowlees and Crossley Fields. The railway station connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also located nearby. Externally, the property boasts beautiful enclosed gardens offering an array of seating areas, ideal for relaxing with family and friends. The garage, set to the rear, also has a driveway providing off road parking.

Offers Over £399,950

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- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- ENSUITE TO MASTER
- POPULAR LOCATION WITH CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING SCHOOLS
- CLOSE TO MOTORWAY NETWORKS & PUBLIC TRANSPORT LINKS
- BEAUTIFUL GARDENS PROVIDE IDEAL SPACES TO RELAX & ENTERTAIN GUESTS
- DETACHED GARAGE WITH DRIVEWAY

Entrance

Lounge

Dining Kitchen

Utility

WC

Conservatory

First Floor Landing

House Bathroom

Master Bedroom

Ensuite

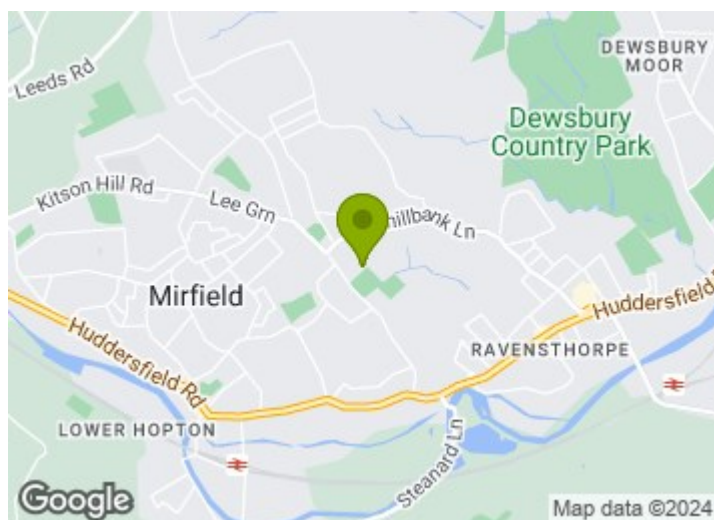
Bedroom Two

Bedroom Three

Bedroom Four

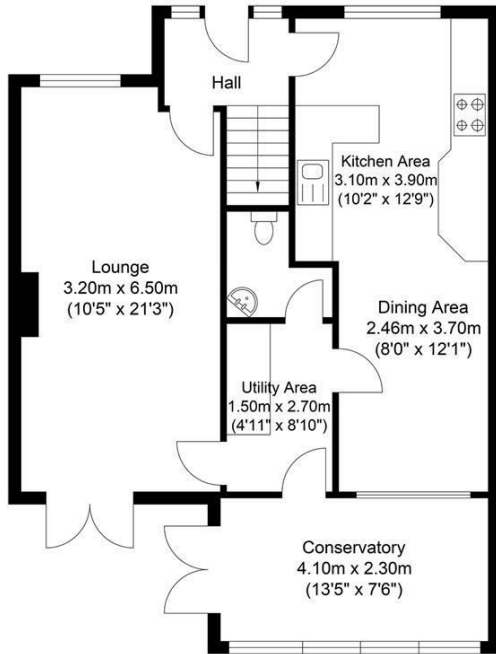
Garden

Garage & Driveway

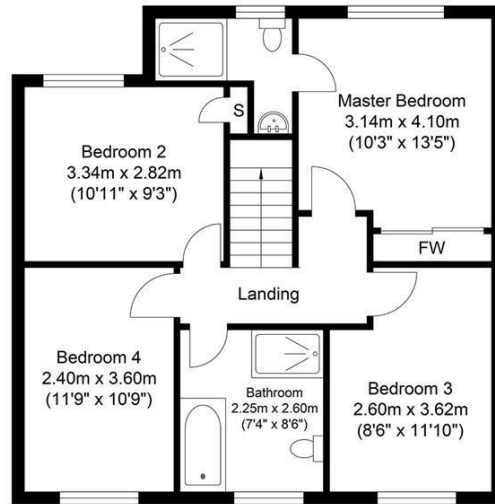




Floor Plan



Ground Floor



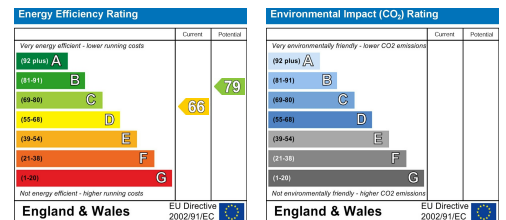
First Floor

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Approx Gross Internal Floor Area of House 119.48 sq. m. (1286.07 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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