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## 63 Riverside Close

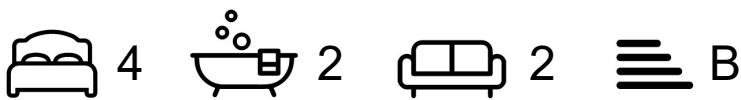
Lower Hopton, Mirfield, WF14 8BU

NEW BUILD HOUSE FOR SALE - A four bedroom detached family home located on this popular development and highly desirable village of Lower Hopton. A beautiful semi-rural location being within minutes of the open countryside, yet a short distance to the centre of Mirfield and local amenities including schools and public transport links. The railway station in the centre of town 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. Having a driveway, single garage and good sized rear garden. This new build property comes with a 10 year NHBC certificate and is available immediately with NO CHAIN.

Offers Over £350,000

# 63 Riverside Close

Lower Hopton, Mirfield, WF14 8BU



- NEW BUILD HOUSE FOR SALE
- FOUR BEDROOM DETACHED FAMILY HOME
- POPULAR DEVELOPMENT IN LOWER HOPTON
- 10 YEAR NHBC CERTIFICATE
- GARDEN, GARAGE & DRIVEWAY
- NO CHAIN

## Entrance

## Study

7'6" x 6'10" (2.3 x 2.1)

## Lounge

14'9" x 11'1" (4.5 x 3.4)

## Open Plan Living Kitchen

22'7" x 9'2" (6.9 x 2.8)

## Utility

6'2" x 5'10" (1.9 x 1.8)

## WC

6'2" x 2'11" (1.9 x 0.9)

## First Floor Landing

## Bathroom

9'10" x 5'6" (3 x 1.7)

## Master Bedroom

12'1" x 11'5" (3.7 x 3.5)

## Ensuite

7'2" x 6'6" (max) (2.2 x 2 (max))

## Bedroom Two

12'1" x 9'2" (max) (3.7 x 2.8 (max))

## Bedroom Three

10'2" x 8'2" (3.1 x 2.5)

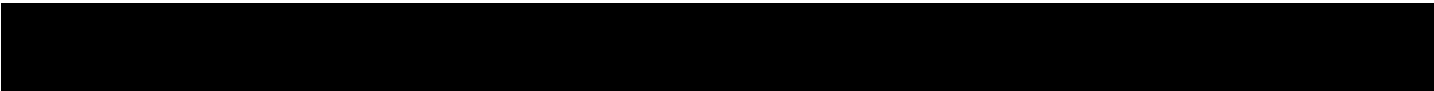
## Bedroom Four

10'2" x 8'2" (3.1 x 2.5)

## Garden, Driveway & Garage



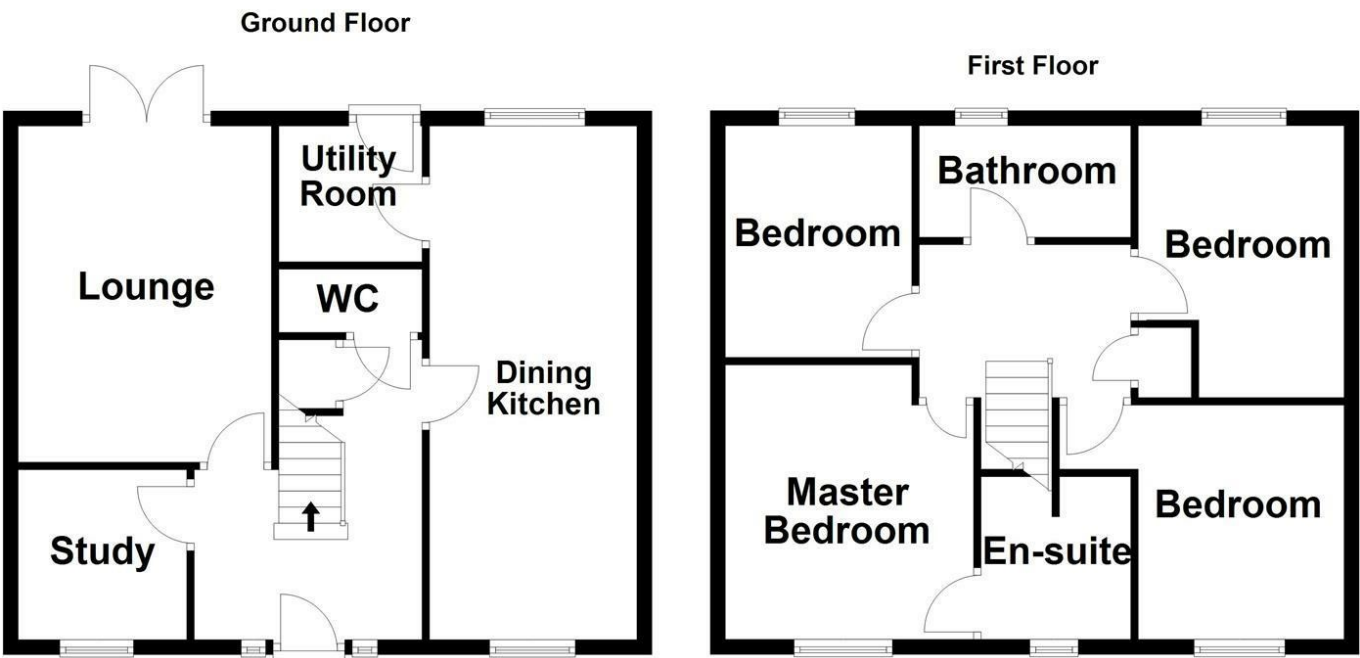
## Directions







Floor Plan



Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors

Plan produced using PlanUp.

Riverside Close, Lower Hopton, Mirfield

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