



19 Granny Lane

Lower Hopton, Mirfield, WF14 8LD

Situated in the sought-after village of Lower Hopton, this well-presented two-bedroom semi-detached home enjoys a superb riverside setting on a generous plot. Originally configured as a three-bedroom property, the layout has been adapted to create an en suite to the master bedroom but could easily be reconfigured to its original three-bedroom design if desired. The property offers extensive gardens that back onto the river—an ideal space for relaxing or entertaining—with a large driveway providing ample off-road parking. This impressive plot does offer the potential for development/extending (subject to necessary permissions). Located within walking distance of a range of local amenities, including well-regarded schools and the town centre, the home is perfectly placed for both convenience and lifestyle. Excellent transport links are close at hand, with a nearby railway station offering direct services to Huddersfield, Leeds, Manchester, and London. Easy access to the motorway network further enhances the property's appeal to commuters. NO CHAIN!

£340,000

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- IMMACULATE TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- POTENTIAL FOR DEVELOPMENT/EXTENSION SUBJECT TO RELEVANT PERMISSION
- BEAUTIFUL RURAL SETTING WITH GENEROUS GARDENS
- WITHIN WALKING DISTANCE TO THE CENTRE OF TOWN & AMENITIES
- CLOSE TO PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- NO VENDOR CHAIN

Entrance

Lounge

Dining Room

Breakfast Kitchen

Utility

First Floor Landing

Bathroom

Master Bedroom

Ensuite

Bedroom Two

Garden, Garage & Driveway





Floor Plan



Total area: approx. 1093.6 sq. feet

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.

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