61 Dunbottle Lane

Mirfield, WF14 9JJ

A beautifully presented three bedroom terrace house offering a excellent opportunity for first time buyers or young families, and it would equally suit anyone looking to downsize. Offering good sized accommodation with a modern kitchen and bathroom suite, this is perfect for anyone looking for a house to move straight into. Conveniently positioned within close proximity to local amenities including schools and the centre of Mirfield. 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. Also being close to motorway networks makes it perfect for those who commute. Having enclosed gardens to the front and rear which provides spaces to sit out and relax, there is also a single garage which is useful for parking or storage.

£229,950

61 Dunbottle Lane

Mirfield, WF14 9JJ

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- THREE BEDROOM MID TERRACE HOUSE
- PERFECT FOR FIRST TIME BUYERS/YOUNG FAMILIES OR DOWNSIZERS
- IMMACULATELY PRESENTED THROUGHOUT
- WITHIN CLOSE PROXIMITY TO THE LOCAL AMENITIES INCLUDING SCHOOLS
- MODERN DINING KITCHEN & BATHROOM SUITE
- GOOD SIZED SOUTH-WEST FACING REAR GARDEN & SINGLE GARAGE

Entrance

Lounge

16'8" x 11'5" (5.1 x 3.5)

Dining Kitchen

16'8" x 10'9" (5.1 x 3.3)

Landing

Bathroom

7'6" x 5'10" (2.3 x 1.8)

Bedroom One

11'1" x 8'6" (3.4 x 2.6)

Bedroom Two

10'9" x 8'10" (3.3 x 2.7)

Bedroom Three

8'6" x 7'10" (max) (2.6 x 2.4 (max))
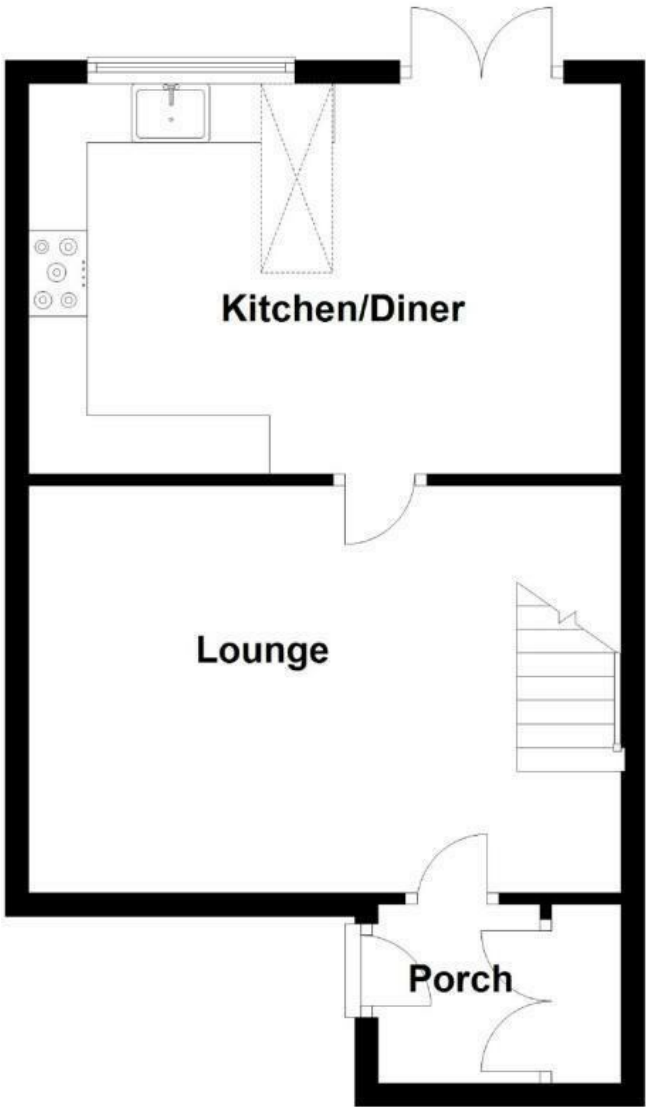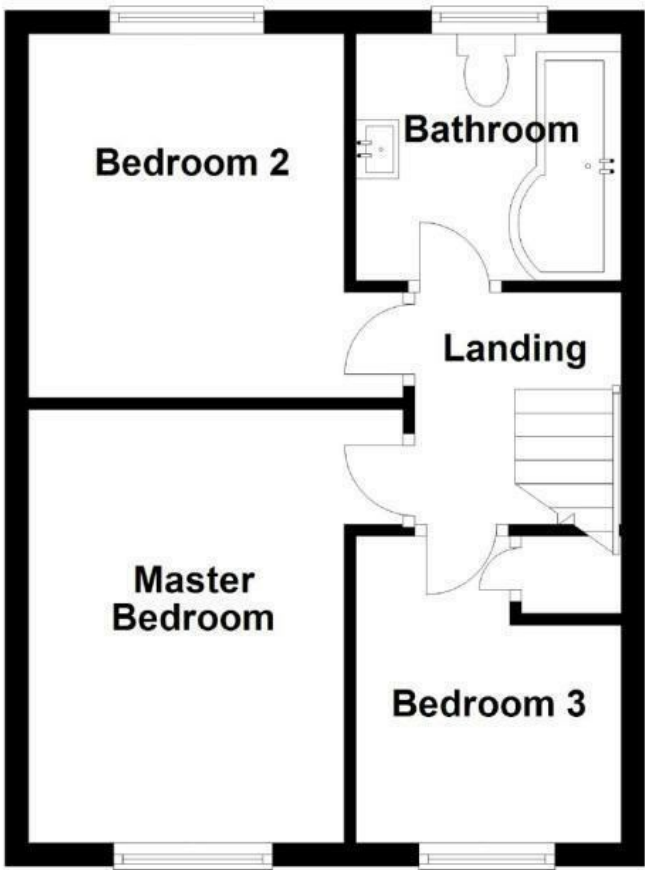
Garden & Garage

Floor Plan

Ground Floor

Kitchen/Diner

Lounge

Porch

First Floor

Bedroom 2

Bathroom

Landing

Master Bedroom

Bedroom 3

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Estate agency done properly

Snow Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk