

## 22 Wheatley Drive

Lower Hopton, Mirfield, WF14 8NW

Located on a quiet cul-de-sac in the popular village of Lower Hopton, this well-presented three-bedroom semi-detached dormer bungalow offers comfortable and practical living in a convenient setting. The property is within walking distance of Mirfield town centre, providing access to local amenities including shops, schools and the railway station, which offers direct links to Huddersfield, Leeds and Manchester as well as a direct line to London. Major motorway networks are also close by.

The ground floor has been extended to create a spacious open-plan kitchen and family area, with patio doors leading to the low-maintenance & generously sized rear garden split over multiple levels. The property also benefits from a driveway providing off-road parking, a garage/store, and a separate outbuilding currently used as a home office.

£266,950



# 22 Wheatley Drive

Lower Hopton, Mirfield, WF14 8NW



- THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- A SHORT WALK TO THE PRIMARY SCHOOL & RAILWAY STATION
- EXTENDED TO THE REAR CREATING SPACIOUS LIVING KITCHEN
- CLOSE TO MOTORWAY NETWORKS
- WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD & AMENITIES
- GOOD SIZED GARDEN, DRIVEWAY & GARAGE STORE

**Entrance**

**WC/Utility**

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

**Lounge**

16'4" x 13'1" (5 x 4)

**Open Plan Family Kitchen**

19'4" x 15'1" (max) (5.9 x 4.6 (max))

**First Floor Landing**

**Bathroom**

9'2" x 4'3" (2.8 x 1.3)

**Bedroom One**

11'9" x 9'6" (3.6 x 2.9)

**Bedroom Two**

10'9" x 8'2" (3.3 x 2.5)

**Bedroom Three**

8'10" x 7'10" (2.7 x 2.4)

**Garden, Garage. Store and Driveway**

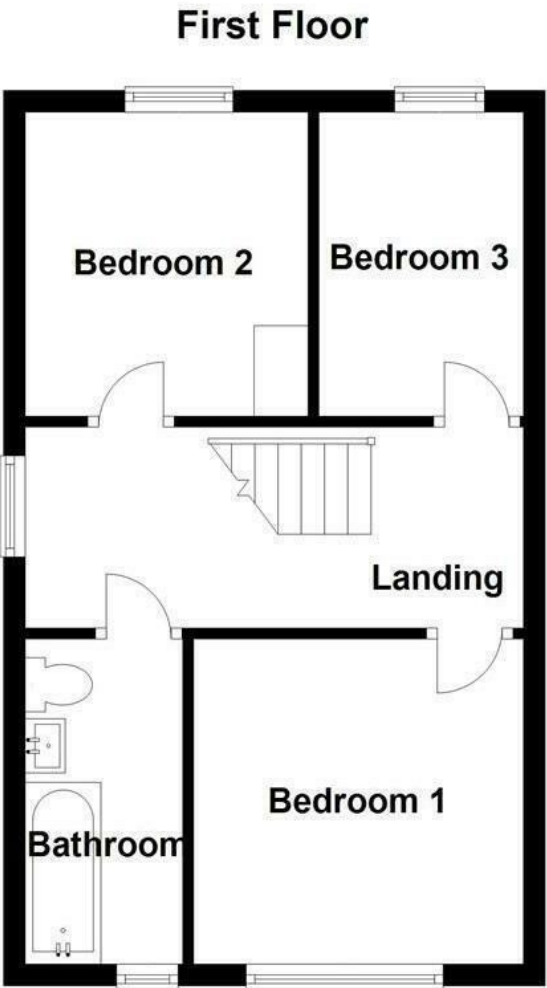
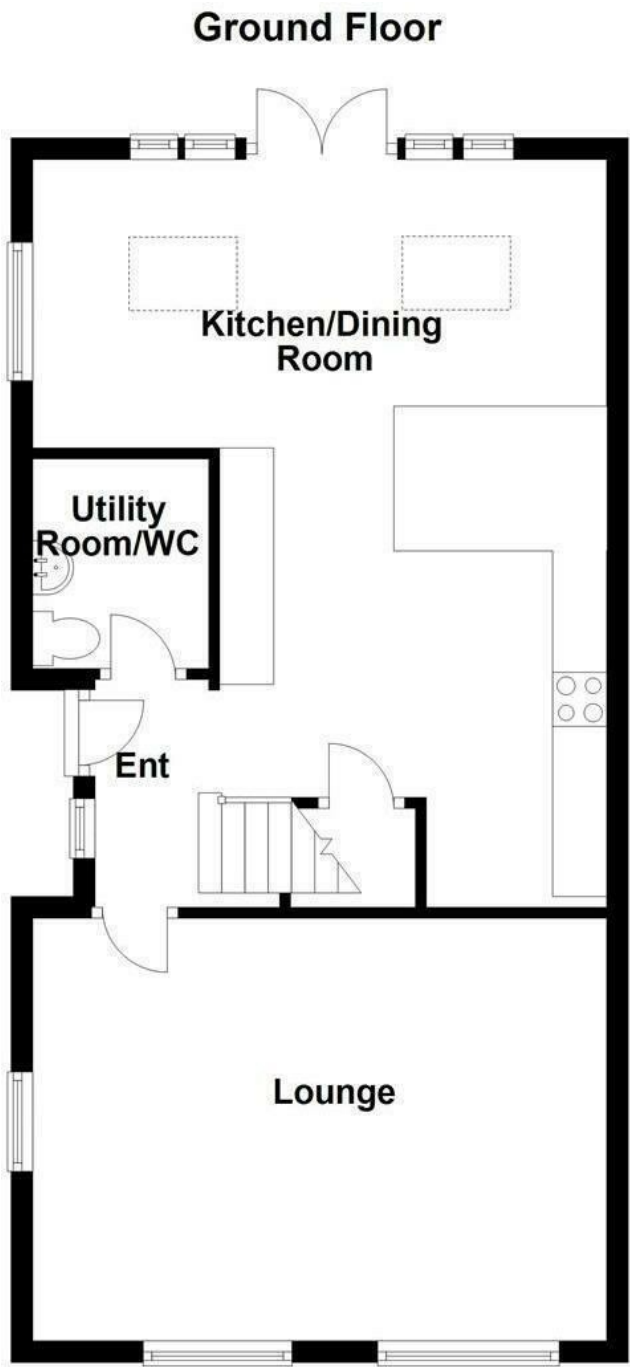




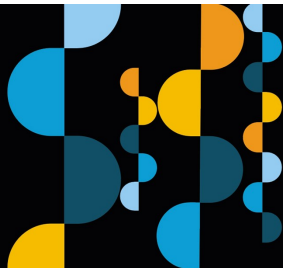
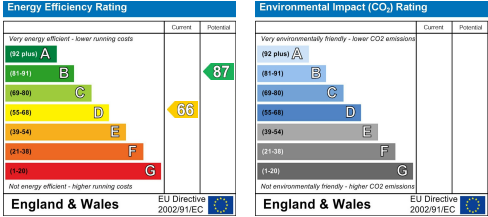




Floor Plan



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