



## 21 Dunbottle Way

Mirfield, WF14 9JU

A four bedroom detached family home situated on this well regarded development, tucked away yet conveniently positioned close to local amenities including schools and the centre of Mirfield which offers a wider array of amenities. 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 access is also nearby. This well presented home offers good sized accommodation and enjoys an attractive rear garden - perfect for relaxation. Also having a driveway to the front which leads to the integral garage. NO CHAIN.

£380,000

# 21 Dunbottle Way

Mirfield, WF14 9JU



- FOUR BEDROOM DETACHED
- SPACIOUS FAMILY HOME
- WELL REGARDED LOCATION
- PROPERTY
- CLOSE TO LOCAL AMENITIES
- REAR GARDEN, DRIVEWAY &
- NO CHAIN
- & SCHOOLS
- INTEGRAL GARAGE

## Entrance

### Master Bedroom

14'5" x 11'1" (max) (4.4 x 3.4 (max))

## Living Room

### Ensuite

24'11" x 11'1" (max) (7.6 x 3.4 (max))

6'2" x 4'11" (1.9 x 1.5)

## Conservatory

### Bedroom Two

9'6" x 8'10" (2.9 x 2.7)

14'1" x 10'2" (4.3 x 3.1)

## Kitchen

### Bedroom Three

10'5" x 10'2" (3.2 x 3.1)

9'2" x 8'2" (2.8 x 2.5)

## Utility

### Bedroom Four

7'2" x 4'11" (2.2 x 1.5)

9'2" x 8'2" (max) (2.8 x 2.5 (max))

## WC

### Garden, Integral Garage &

## First Floor Landing

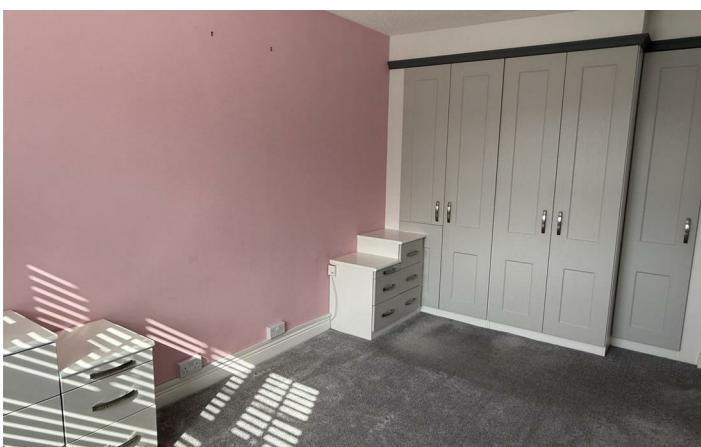
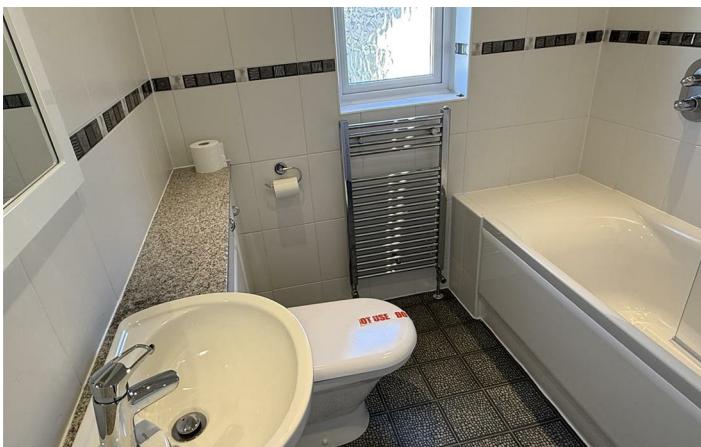
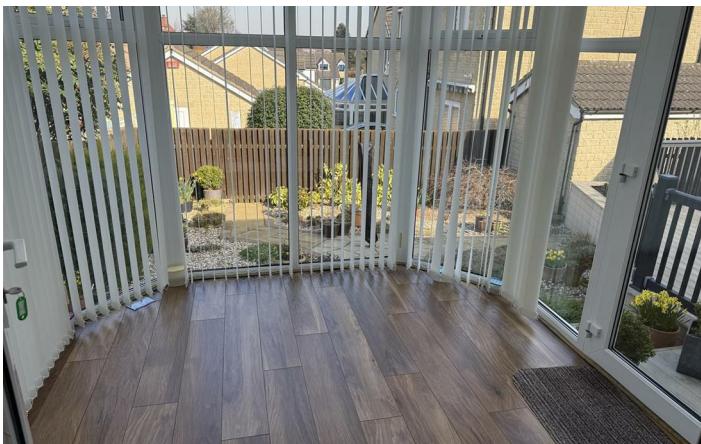
### Driveway

## House Bathroom

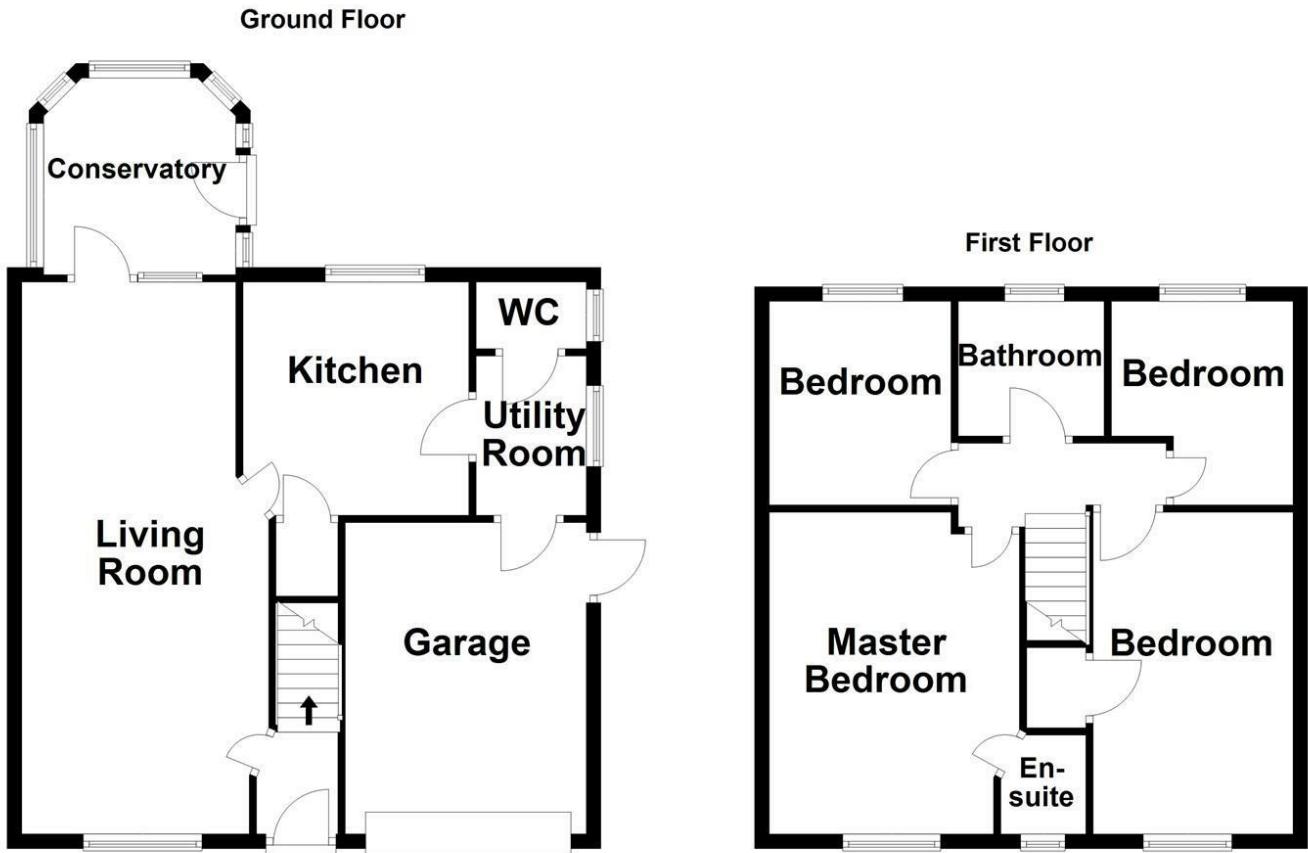
6'6" x 6'2" (2 x 1.9)



Map data ©2025



# Floor Plan



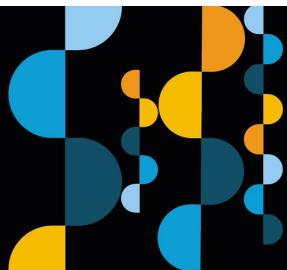
Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors

Plan produced using PlanUp.

**Dunbottle Way, Mirfield**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	67	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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