



35 Lady Heton Drive

Mirfield, WF14 9EQ

Situated in a highly regarded location with stunning views towards Upper Hopton, this well-presented three double bedroom detached true bungalow offers spacious accommodation that's ready to move straight into. The property features manicured gardens, a driveway, single garage and a stone-built garden store. Conveniently positioned close to Mirfield town centre, residents benefit from easy access to a range of local amenities, including schools, shops, and transport links. The railway station offers direct connections to Huddersfield, Leeds, Manchester, and London, while motorway networks are also nearby. Offered for sale with no onward chain, this attractive bungalow presents an excellent opportunity for those seeking a well-maintained bungalow in a desirable setting. NO CHAIN.

£350,000

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Mirfield, WF14 9EQ



- WELL PRESENTED THREE BEDROOM DETACHED TRUE BUNGALOW
- BEAUTIFULLY MAINTAINED GARDENS
- HIGHLY REGARDED LOCATION
- DRIVEWAY & SINGLE GARAGE

- CLOSE TO PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- NO CHAIN

Entrance

Dining Kitchen

16'4" x 11'5" (5 x 3.5)

Lounge

15'8" x 10'9" (4.8 x 3.3)

Wet Room

7'2" x 6'10" (2.2 x 2.1)

Bedroom One

11'9" x 10'9" (3.6 x 3.3)

Bedroom Two

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

Bedroom Three

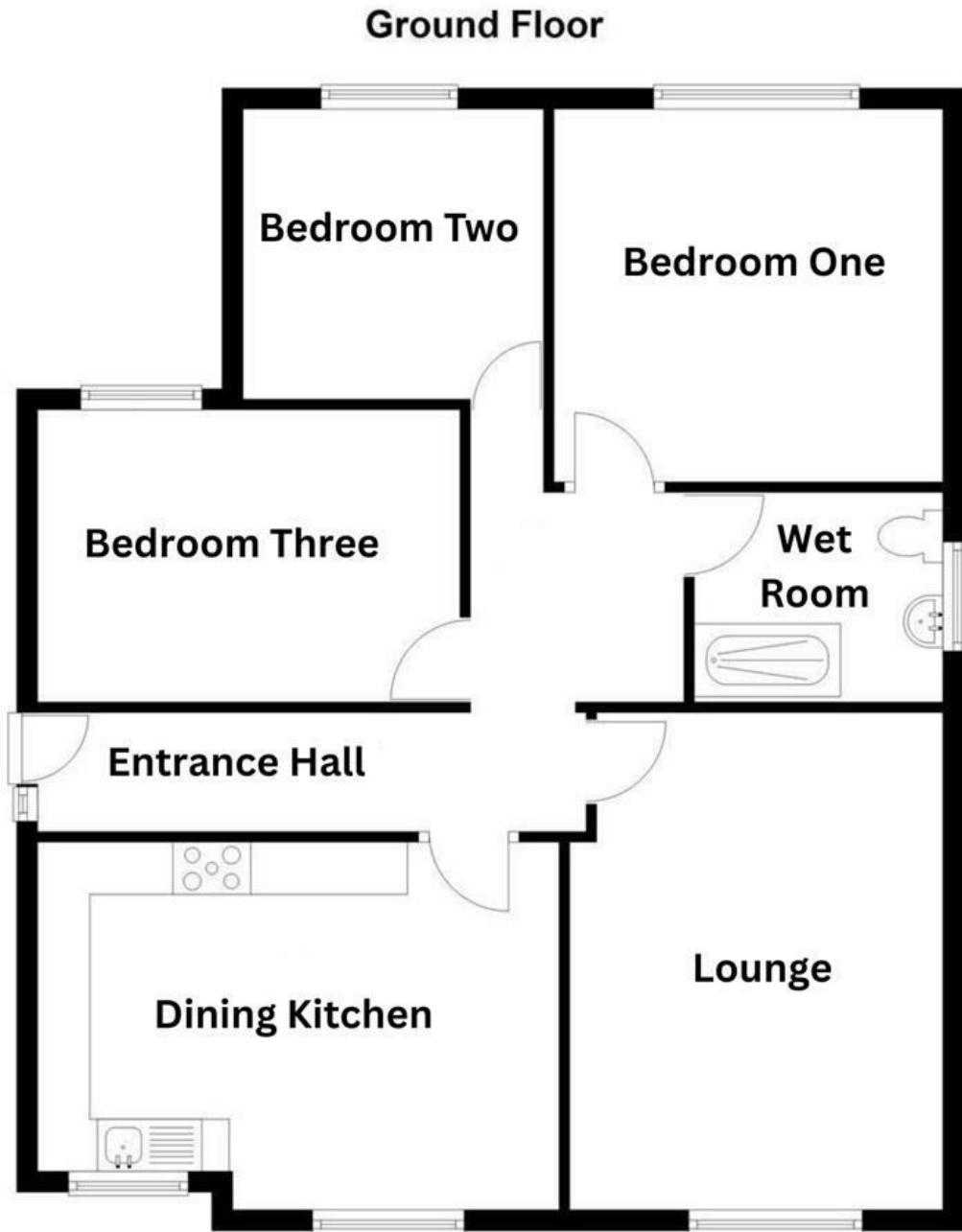
13'5" x 9'2" (4.1 x 2.8)

Garden, Garden, Driveway & Outbuilding





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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