



**Snow
Gate™**

**Estate
agency
done
properly**



Beech Villa & Pond View 17 & 19 Waste Lane

Lower Hopton, Mirfield, WF14 8PA

****FOUR BEDROOM HOUSE WITH ADJOINING ONE BEDROOM BUNGALOW**** Located in the popular village of Lower Hopton, this property offers a four-bedroom main residence together with an adjoining self-contained one-bedroom annex bungalow, making it ideal for multigenerational living, guest accommodation or potential rental income. The property is conveniently positioned within walking distance of Mirfield town centre and amenities including local shops, well-regarded schools, and public transport links. The railway station connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway connections are also close by for convenient travel. Outside, a large gated driveway provides ample off-road parking, and the property benefits from well-maintained gardens. This is a practical and versatile home in a highly sought-after location.

£595,000

Beech Villa & Pond View 17 & 19 Waste Lane

Lower Hopton, Mirfield, WF14 8PA



- FOUR BEDROOM DETACHED FAMILY HOME AND BUNGALOW ANNEX
- HUGELY FLEXIBLE LIVING ACCOMMODATION OVER TWO PROPERTIES
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO THE CENTRE OF MIRFIELD, RAILWAY STATION & SCHOOLS
- ENCLOSED FRONT GARDEN AND LARGE "MAN SHED"
- PLENTY OF GATED OFF ROAD PARKING
- IDEAL INVESTMENT OR MULTI GENERATIONAL LIVING

Entrance

Lounge

Conservatory

Drawing/Family Room

Dining Room

WC

Kitchen

Utility

Basement/Keeping Cellar

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garden & Parking

Attached Bungalow

Entrance

Kitchen

Dining Room

Hallway

Bedroom

Bathroom

Lounge

Sun Room

First Floor Landing

Study Area

Outbuilding



Directions



Floor Plan

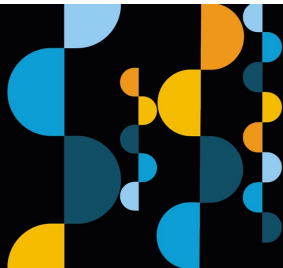
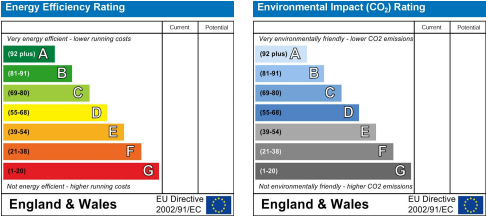


Waste Lane, Lower Hopton, Mirfield, WF14 8PA

Total Area: 226.6 m² ... 2439 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.



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