



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

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- 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
- ENCLOSSED FRONT GARDEN AND LARGE "MAN SHED"
- PLENTY OF GATED OFF ROAD PARKING
- IDEAL INVESTMENT OR MULTI GENERATIONAL LIVING

Entrance	Bedroom Three	First Floor Landing
Lounge	Bedroom Four	Study Area
Conservatory	Bathroom	Outbuilding
Drawing/Family Room	Garden & Parking	
Dining Room	Attached Bungalow	
WC	Entrance	
Kitchen	Kitchen	
Utility	Dining Room	
Basement/Keeping Cellar	Hallway	
First Floor Landing	Bedroom	
Bedroom One	Bathroom	
Bedroom Two	Lounge	
	Sun Room	

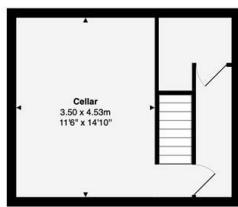


Directions





Floor Plan



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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.

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



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