



11 Cheviot Way, Mirfield, WF14 8HW  
Offers Over £470,000

**bramleys**



This 4 bedroom detached family is situated in the highly sought after location of Upper Hopton, enjoying private gardens and offering ample off road parking for a number of vehicles as well as a motor home if required. Having undergone recent improvements including installation of a modern fitted kitchen with integrated appliances, uPVC double glazing and composite door, large GARDEN ROOM and stylish decking with glass balustrade. The accommodation comprises: entrance hall, wc, dining room, L shaped lounge diner, kitchen, 4 bedrooms and bathroom. Handily placed for amenities and popular schools within Mirfield a short distance away.









### Entrance Porch

The porch provides space to hang coats and store shoes and has an internal door which gives access to the hallway.

### Entrance Hall

Having luxury vinyl flooring, staircase with built in store cupboard and a central heating radiator.

### WC

Having a two piece suite comprising wc, pedestal wash hand basin, uPVC double glazed window and a fitted cupboard which houses the central heating boiler which is annually serviced.

### Dining Room

16'5 x 8'5 (5.00m x 2.57m)

This versatile reception room has a uPVC double glazed window to the front, a central heating

radiator, wall lights and sliding patio doors to the rear which open out onto the raised decked area, ideal for alfresco dining/entertaining in the summer months.

### Lounge Diner

16'2 max x 18'5 max (4.93m max x 5.61m max)

This spacious L shaped room has laminate flooring, a Portuguese limestone fireplace surround with recently fitted gas fire, 3 central heating radiators and 2 uPVC double glazed windows with integrated blinds.

### Kitchen

16'6 x 9'4 (5.03m x 2.84m)

The kitchen was installed approximately 12 months ago and has an extensive range of modern wall and base units with working surfaces, integrated appliances include double oven, induction hob, extractor hood, microwave, wine cooler, sink with tap which provides instantaneous boiled water. There is space for an American style fridge freezer and a laundry cupboard which has space and plumbing for a washing machine and dryer. The kitchen also





has a central heating radiator, uPVC double glazed window and an external door which leads out onto the decking.

#### FIRST FLOOR:

##### Landing

The landing has a built in store cupboard and access to an insulated loft.

##### Master Bedroom

16'6 x 12'7 (5.03m x 3.84m)

A sizeable double bedroom which enjoys plenty of natural light from the large double glazed window. Having a central heating radiator and storage within the eaves.

##### Bedroom 2

14'7 to robes x 11'1 (4.45m to robes x 3.38m)

Another good double room which has fitted wardrobes to one wall, a central heating radiator and a uPVC double glazed window.

##### Bedroom 3

9'10 x 9'5 (3.00m x 2.87m)

Another double room with a central heating radiator and a uPVC double glazed window.

##### Bedroom 4

9'5 x 6'6 (2.87m x 1.98m)

This comfortable single bedroom has a central heating radiator and a uPVC double glazed window.

##### Bathroom

The bathroom has fully tiled walls, wc, pedestal wash hand basin, bath with shower attachment over, a central heating radiator and a uPVC double glazed window.



##### Garden Room

19'9 x 14'4 (6.02m x 4.37m)

A great space for all the family to enjoy and offering a variety of different uses such as a games room, workshop or gym. Having an air conditioning unit which can also provide heat. Bi fold doors open out onto the decked area.

#### OUTSIDE:

To the front of the property is a large driveway which has a security bar and can provide off road parking for a number of vehicles as well as a motor home. The rear garden has modern decking which provides ample seating space and a glass balustrade enables a view to the garden. External feature lighting provides atmosphere and there are external power sockets and a water tap. The garden is extremely private and low maintenance with artificial grass and houses 2 large garden stores.

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave our Mirfield office via Huddersfield Road travelling in the direction of Huddersfield. Take a left hand turning onto Station Road which in turn becomes Hopton New Road and at the mini roundabout turn right onto Hopton Lane. Continue up the hill. Take a left hand turning onto Hopton Hall Lane and then turn right onto Cheviot Way. Follow the road round and the property can be found on the right hand side.

#### TENURE:

Freehold





### **COUNCIL TAX BAND:**

Band E

### **MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **ONLINE CONVEYANCING SERVICES:**

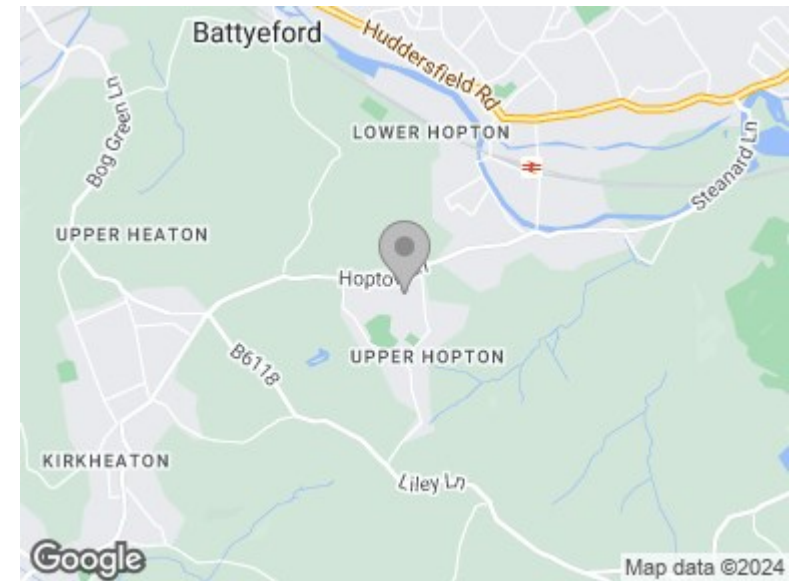
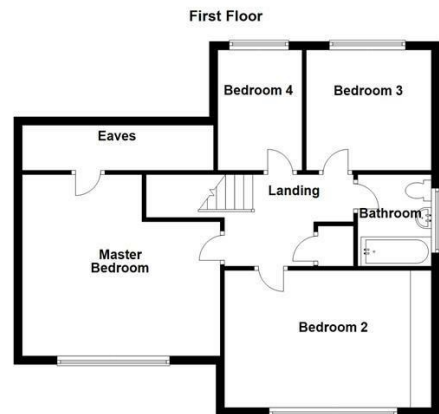
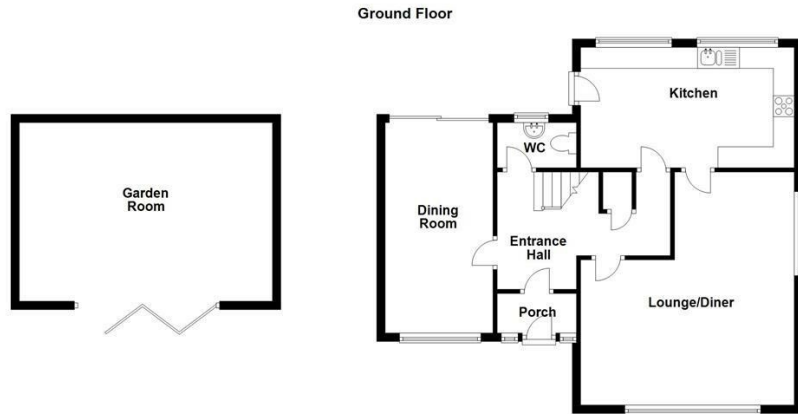
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	