



20 Cross Bank Street, Hopton, Mirfield, WF14 8JH

Offers Over £350,000

**bramleys**

Situated in an elevated position in this highly sought after location is this extremely well presented detached house. Enjoying far reaching views and adjoining woodland to the rear, the property has fantastic outdoor space including a spacious elevated decked area and garden beyond. The three bedroomed accommodation has been extended and much improved in recent years and boasts quality fixtures and fittings throughout. The contemporary bathroom and impressive entertaining kitchen and groundfloor extension help to create a fantastic home which really must be viewed to be appreciated. Located within easy reach of local amenities, well regarded schooling and major road and rail links.





*It means nothing  
(if I haven't got you)*

*Greatest  
Day*

*One of  
the best  
days of my life*

## GROUND FLOOR

### Entrance Hall

Having solid wooden flooring, a central heating radiator, Hive thermostat and staircase with under stairs storage the hall provides access to the kitchen, living room, ground floor WC and stairs to the first floor.

### Groundfloor WC

Furnished with a WC and a hand wash basin with built in vanity unit. There is a side uPVC double glazed window tiled floor and a central heating radiator.

### Lounge

15'1" x 12'0" (4.60m x 3.66m)

A most pleasant Lounge with far reaching views to the front via a uPVC double glazed window and having two central heating radiator. To one wall is a recessed Dunsley log burning stove set upon a hearth.



## Kitchen

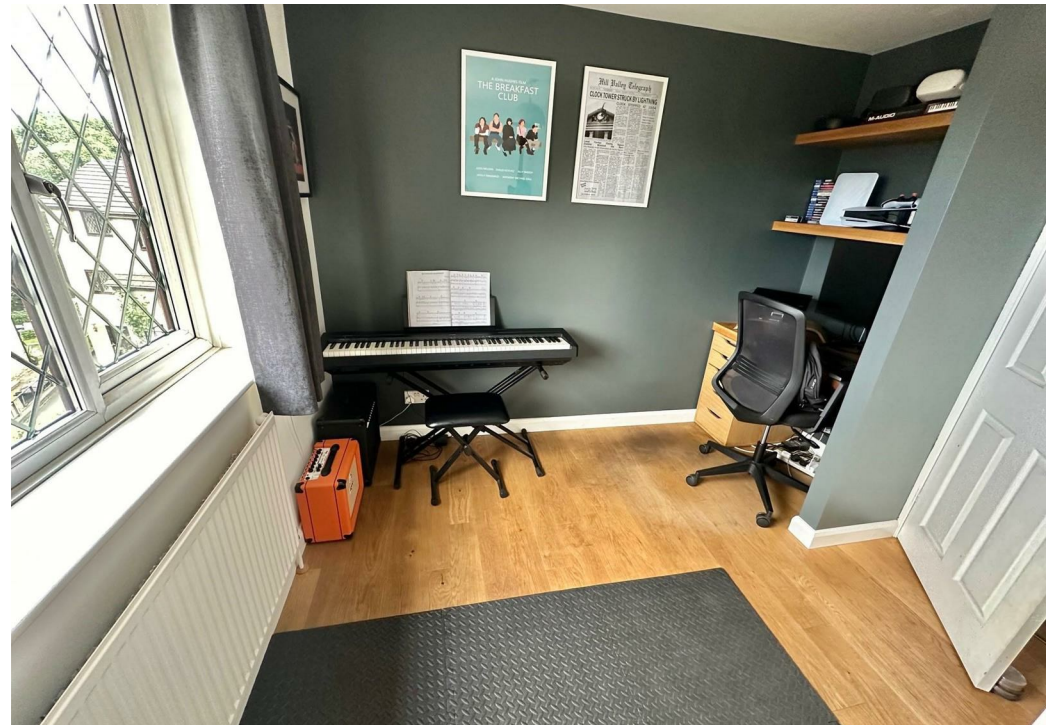
19'8" x 11'9" (5.99m x 3.58m)

A fantastic entertaining kitchen has been created by the current vendors and offers a good sized room with a central feature island with seating. The contemporary kitchen is fitted with a comprehensive range of wall and base units with Granite work surfaces and inset sink unit with mixer tap and drainer. A range of quality appliances are integrated, including an induction hob, an eye level slide and hide Neff oven and a Bosch dishwasher. Two uPVC double glazed window overlooks the rear and there is a useful understairs pantry store currently housing a washer dryer.

### Groundfloor Extension

18'4" x 10'4" (5.59m x 3.15m)

Added in 2017, this good sized ground floor extension creates a versatile room with sliding patio doors leading out to a decked entertaining area. It has two Velux windows bringing lots of light and two tall contemporary style radiators.





## FIRST FLOOR

### Landing

Having a side uPVC double glazed door and access to the bedrooms and bathroom.

### Bedroom 1

11'2" x 9'9" (3.40m x 2.97m)

This double bedroom Enjoying view to the rear via a uPVC double glazed window and having a central heating radiator. To one wall is a range of fitted wardrobes.

### Bedroom 2

13'4" max x 9'7" (4.06m max x 2.92m)

Located to the front, this good sized double bedroom has a central heating radiator and a uPVC double glazed window.

### Bedroom 3

10'10" x 10'2" (3.30m x 3.10m)

A good sized third double bedroom with views to the front via a uPVC double glazed window and having a central heating radiator. Useful storage cupboard and built in desk suitable for home working or study.

### Bathroom

This modern bathroom is furnished with a four piece suite comprising of a free standing bath, an independent shower cubicle, a WC and a wash basin set within a vanity unit, with contrasting wall tiling a ladder style radiator and a uPVC double glazed window.

### OUTSIDE

Situated in an elevated position, the property the property has a walled parking bay for two vehicles and an EV charging unit. Steps lead to the front door with planted tiered garden sections. A spacious elevated and extended larch wood



decked entertaining area, installed by the Vendor in 2022 to the rear creates a fantastic outside space for eating and relaxing and enjoys far reaching views. Steps lead to a further lawned and established planted garden which is adjacent to fields and woodland to the rear.

### 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 1104.58 ft<sup>2</sup>  
 102.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

