



25 Hopton Lane, Lower Hopton, Mirfield, WF14 8JU
£225,000

bramleys



This spacious semi-detached family home is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Requiring an extensive programme of renovation and refurbishment which has been reflected within the asking price and having accommodation comprising: entrance hall, lounge, dining room, kitchen, 3 bedrooms (2 doubles 1 single), bathroom and separate wc. Outside there are gardens to front and rear and single garage. Situated approximately 1 mile from Mirfield town centre and within walking distance to Mirfield station which has direct links to Leeds, Manchester and London. Also being handily placed for Hopton Primary school.

Energy Rating: TBA



GROUND FLOOR:

Entrance Hall

An entrance door gives access to the entrance hall which has a staircase rising to the first floor level.

Lounge

12'0 x 11'8 (3.66m x 3.56m)

The lounge has wall light points, a tiled fireplace surround, an electric storage heater and an aluminium double glazed window.

Dining Room

12'4 x 11'10 (3.76m x 3.61m)

Having a storage heater, tiled fireplace surround and an aluminium double glazed window.

Kitchen

11'5 x 7'11 (3.48m x 2.41m)

The kitchen has a range of floor and wall units with working surfaces over, part tiled walls, inset stainless steel sink unit, electric cooking point with extractor hood over and an aluminium double glazed window. There is space for a tall fridge freezer and side external door.

FIRST FLOOR:

Landing

Having a storage heater, aluminium double glazed window to the side and access to the loft via a hatch.

Bedroom 1

12'3 x 11'8 (3.73m x 3.56m)

This master double bedroom has an aluminium double glazed window.

Bedroom 2

12'3 x 12'0 (3.73m x 3.66m)

A second double bedroom with an aluminium double glazed window.

Bedroom 3

8'0 x 6'7 (2.44m x 2.01m)

This single room has an aluminium double glazed window.

Bathroom

Having a built in cupboard housing the immersion and a two piece suite comprising pedestal wash hand basin, panelled bath, part tiled walls and an aluminium double glazed window.

Separate WC

Having a low flush wc and an aluminium double glazed window.





COUNCIL TAX BAND:

C

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.

OUTSIDE:

The property is elevated from the roadside to the front with garden and to the rear is shared access leading to a detached single garage and driveway. The garden to rear is paved with planted borders. There is a useful attached store 16'2 x 7'3 to the side with power and double timber doors 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.

DIRECTIONS:

Leave Bramleys office via Huddersfield Road in the direction of Huddersfield. Continue to the first set of traffic lights and turn left into Station Road. Continue along Station Road which leads to a mini roundabout, turn right into Hopton Lane. Proceed up the hill and the property can be found on the left hand side (rear access off Briery Grove).

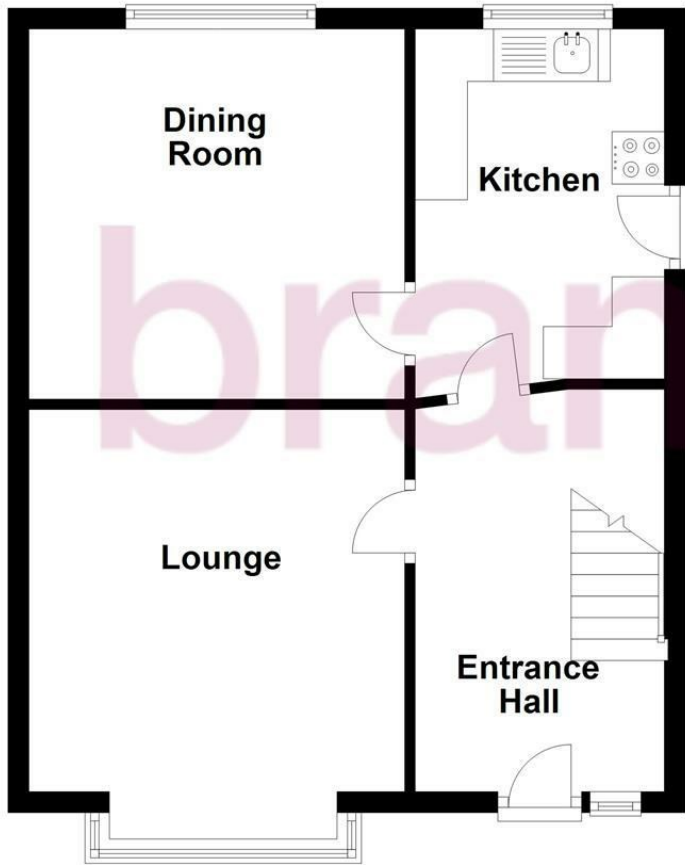
TENURE:

Freehold

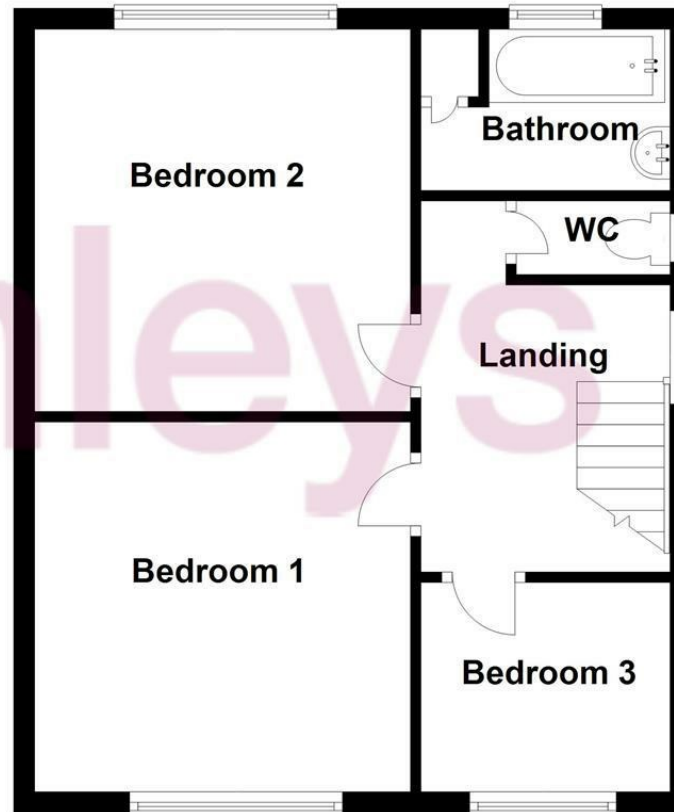




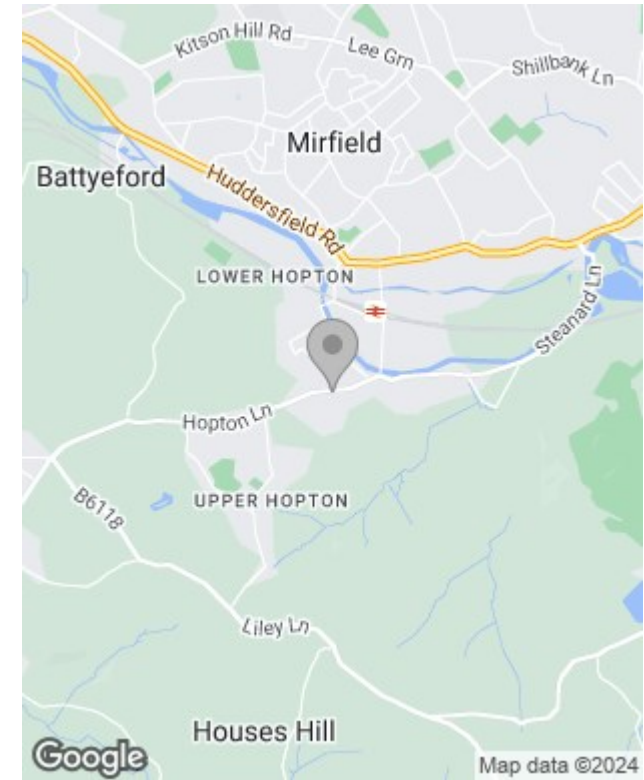
Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		26	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 in situ 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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

