



112 Hopton Lane, Mirfield, WF14 8JP  
£600,000

**bramleys**

## NO UPPER CHAIN

This unique stone built detached true bungalow enjoys superb far reaching rural views across Mirfield. Having gardens to rear along with an attached paddock. Being offered for sale with no vendor chain and vacant possession and having accommodation comprising: entrance hall, cloakroom/WC, lounge, dining kitchen, utility room, 3 double bedrooms and bathroom. Being set back from the roadside and having ample off road parking together with a double garage and separate additional garage. Conveniently situated for amenities and train station down the road within Mirfield approximately 1 mile away.

Energy Rating: TBA





## GROUND FLOOR:

### Entrance Hall

A timber entrance door gives access to the entrance hall which has a central heating radiator and sealed unit double glazed window.

### Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC and hand wash basin. There is also a central heating radiator and sealed unit double glazed window.

### Dining Kitchen

21'8" x 10'5" (6.60m x 3.18m)

This spacious kitchen has a range of wall and base units with working surfaces over, tiled flooring and integrated appliances include double oven, microwave, dishwasher, gas hob and sink unit. Also having a central heating radiator, a sealed unit double glazed window to the front and timber French doors to the rear which enjoy far reaching rural views.

### Utility Room

21'8" x 6'6" (6.60m x 1.98m)

A large utility with space and plumbing for a washing machine, sink unit, integrated fridge and freezer and tiled flooring. Also having a central heating radiator timber external door.

### Lounge

18'3" x 12'0" (5.56m x 3.66m)

The lounge is situated to the rear and takes full advantage of the superb rural views over the gardens and paddock. Having 2 central heating radiators, a gas fire with marble surround and a large sealed unit double glazed window.

### Bedroom 1

11'10" x 13'10" (3.61m x 4.22m)

This master bedroom has fitted robes with dressing table, a central heating radiator and sealed unit double glazed window which enjoys rural views.

### Bedroom 2

14'8" x 10'3" (4.47m x 3.12m)

Having a vanity sink, a central heating radiator and sealed unit double glazed window.

### Bedroom 3

13'7" x 9'5" max / 7'6" min to robes (4.14m x 2.87m max / 2.29m min to robes)

Having fitted wardrobes, a central heating radiator, access to the loft and 2 sealed unit double glazed windows. A door gives access to the double garage.

### Bathroom

Having tiling to the walls and floor and suite comprising bath, wc, vanity sink with storage beneath, chrome ladder style radiator, extractor fan and a sealed unit double glazed window.

## OUTSIDE:

A driveway provides ample off road parking to the front and leads to the garages. There is a terraced garden to rear and paddock.

### Double Garage

25'6" max x 17'3" (7.77m max x 5.26m)

The double garage has steps up to a loft area. There are timber doors to the front, sink unit, internal power and lighting. Part of the garage has been partitioned off to create an office area with WC (8'1 x 5'9). This has a central heating radiator and sealed unit double glazed window.

### Garage

21'8" x 10'9" (6.60m x 3.28m)

Having a roller door and housing the Glow worm boiler. Also having a rear external door.

## 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. At the traffic lights take a left hand turning into Station Road travelling under the railway bridge and over the river to the mini roundabout. Here take a right hand turning onto Hopton Lane. Continue up this road and the property can be found set back on the right hand side (just after the left turn off to Hopton Hall Lane).

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**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:**

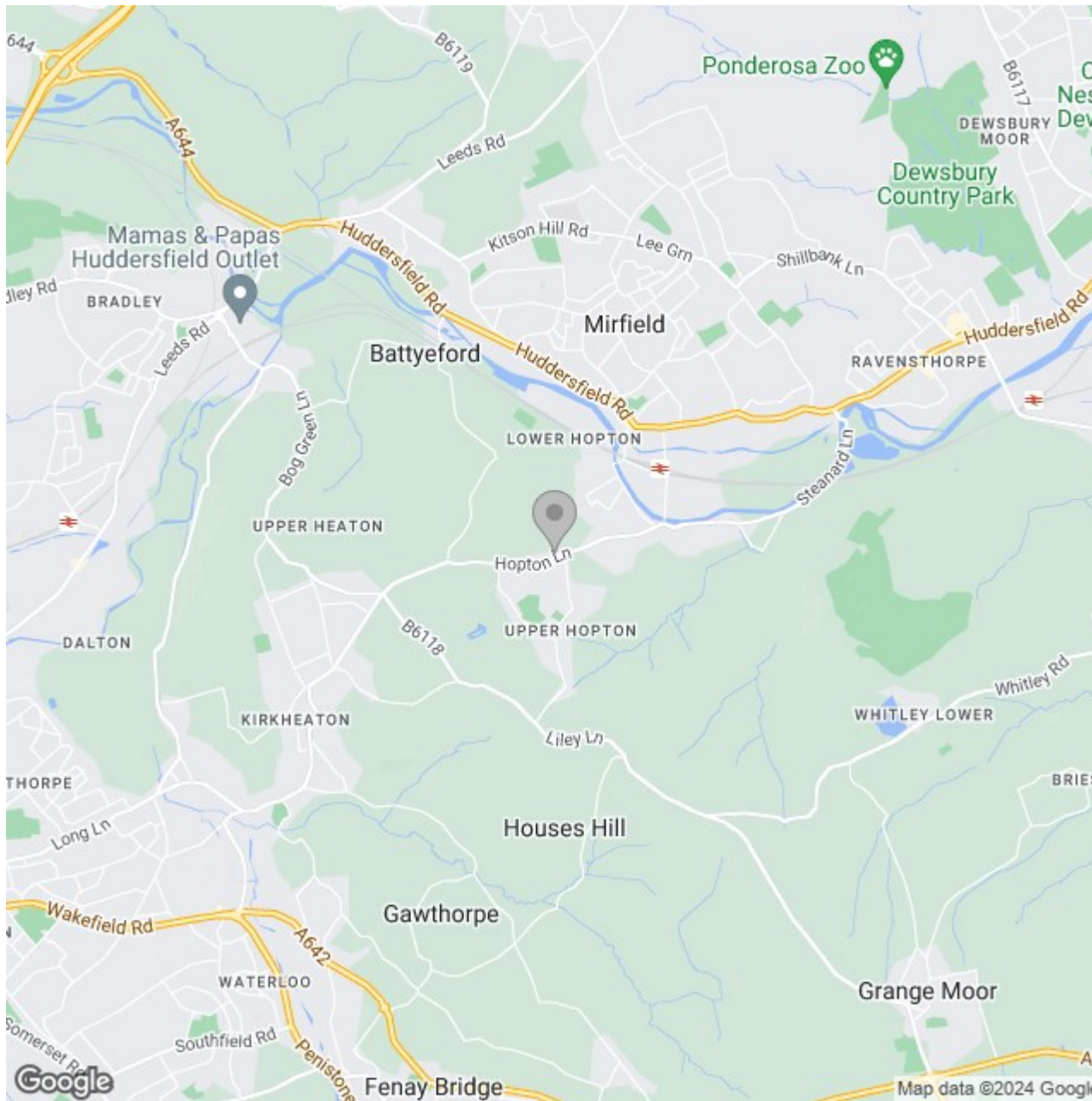
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





Ground Floor





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>		
(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	

**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