



10 Hopton Lane, Mirfield, WF14 8JT
£450,000

bramleys

For sale with no vendor chain is this beautifully presented stone front, detached true bungalow offering a wealth of potential to the discerning buyer. Deceptive accommodation features sealed unit double glazing and a gas fired central heating system and the layout comprises:- entrance hallway, lounge, dining room, kitchen, utility room, 3 bedrooms, bathroom and shower room. Being ideally placed for Mirfield town centre and all the amenities afforded there including walking distance to Mirfield Train Station which has direct links to nearby towns and cities and is also on the doorstep of some well regarded schooling. An internal viewing is strongly recommended to fully appreciate the size of accommodation and potential that this property offers.



GROUND FLOOR:

Enter the property via a timber and glazed exterior door into:-

Entrance Hall

Where there are 2 central heating radiators, a useful storage cupboard, loft access point and doors accessing all of the accommodation and internal door to the garage.

Lounge

20'1" x 11'11" (6.12m x 3.63m)

This well proportioned reception room is situated to the front of the property and has ample natural light from the sealed unit double glazed windows. The main focal point of the room is the beautiful Georgian style fireplace with inset coal effect gas fire and marble hearth. There are also wall light points, dado rail and a central heating radiator.

Dining Room

13'6" x 11'4" (4.11m x 3.45m)

Having 2 sealed unit double glazed windows overlooking the front of the property and fitted with 2 central heating radiators.

Kitchen

13'8" x 13'4" max (4.17m x 4.06m max)

Comprising a range of matching base and timber wall units with laminated working surfaces and tiled splashbacks inset into which is a 1.5 bowl sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with extractor fan over, electric integrated oven, integrated fridge and freezer and there is a slimline dishwasher. The floor is tiled and there is a sealed unit double glazed window to the side elevation together with an internal window looking into the hallway and a central heating radiator.

Utility Room

7'8" x 6'4" (2.34m x 1.93m)

Part tiled to the walls and fitted with laminated working surfaces and single sink with side drainer and mixer tap. There is also space and plumbing for an automatic washing machine, a wall mounted central heating boiler, a central heating radiator and a sealed unit double glazed window to the side elevation.

Bedroom 1

11'4" max x 11'10" (3.45m max x 3.61m)

This master bedroom benefits from beautiful views over the rear garden via the sealed unit double glazed windows, a range of fitted wardrobes to one wall allowing for ample hanging and storage space and there is also a central heating radiator.

Bedroom 2

11'4" x 9'5" (3.45m x 2.87m)

A second bedroom of double proportions having a sealed unit double glazed window overlooking the rear garden and a central heating radiator.

Bedroom 3

11'4" x 10'3" (3.45m x 3.12m)

This third double bedroom has ample natural light via 2 sealed unit double glazed French doors providing access onto the rear garden and there is also a central heating radiator.



Bathroom

Furnished with a 3 piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. There is also some useful built-in storage cupboards, a central heating radiator and a sealed unit double glazed window to the rear elevation.

Shower Room

Fitted with a 3 piece suite comprising corner shower cubicle, pedestal wash hand basin and low flush WC. There is also tiling to the walls and floor, a central heating radiator and a sealed unit double glazed window to the side elevation.

OUTSIDE:

Two wrought iron gates give access to the recently added resin driveway which allows parking for a number of vehicles and also leads to the integral garage which has an up and door, power and light and an internal water tap as well as a courtesy door leading into the property. The front garden is mainly laid to lawn and has walled and planted borders. The rear garden has several tiered patio areas and a further lawned area with mature planted borders and hedging alongside an ornamental pond and a storage shed.

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 turning left at the traffic lights into Station Lane. Upon reaching its conclusion at the mini roundabout, turn right into Hopton Lane where this property can be found after a short distance on the right hand side clearly identified by the Bramleys for sale sign.

TENURE:

Freehold

COUNCIL TAX 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.

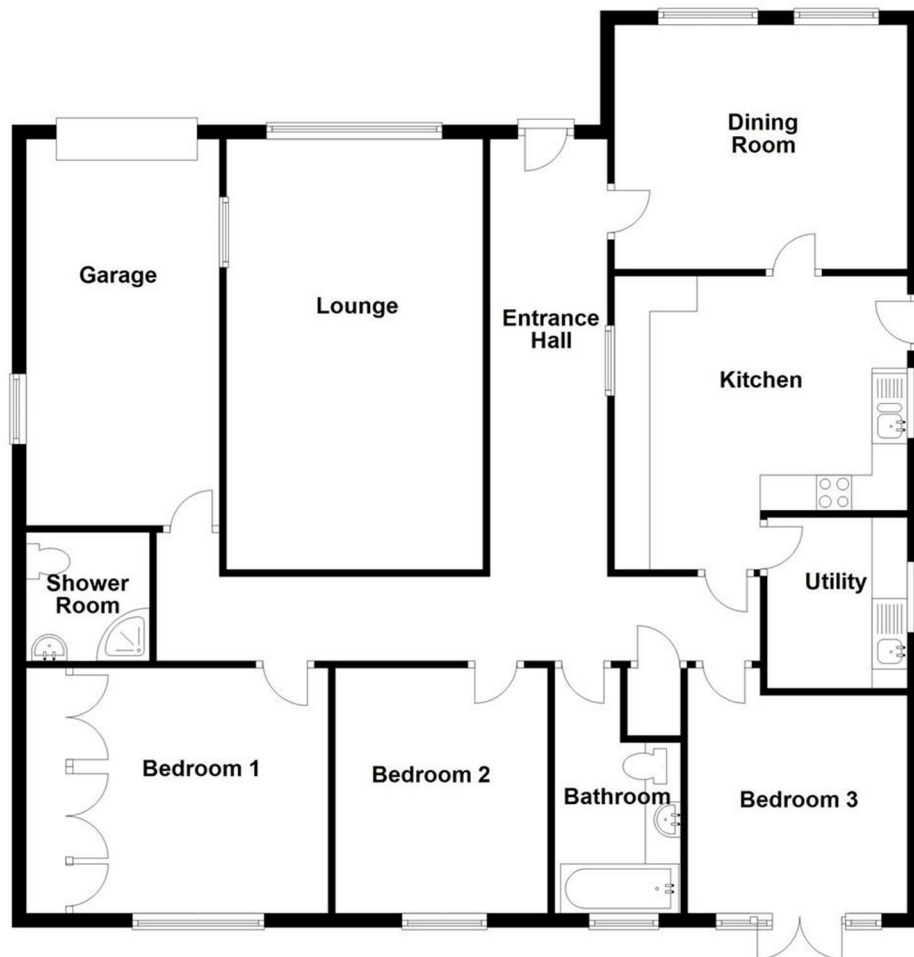
VIEWINGS:

Please call our office to book a viewing on: 01924 495334.





Ground Floor



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

Huddersfield | Halifax | Elland | Mirfield

