



30 Cheviot Way, Mirfield, WF14 8HW

Offers Over £500,000

bramleys

This stunning and well presented executive, detached family home offers 4 double bedrooms, with en suite and dressing room facilities to the master bedroom. Situated in the much sought after area of Upper Hopton, this property would be ideal for the growing family looking for accommodation which can be occupied with the minimum of expense.

The property has been upgraded to a high standard and has a layout comprising:- entrance hall, ground floor WC, open plan dining kitchen, lounge, utility room, integral garage, first floor landing, master with ensuite and dressing room, 3 further double bedrooms and family bathroom.

Externally there is a driveway with parking for a number of vehicles and to the rear there is an enclosed private garden with lawned and patio areas. Ideally placed for Mirfield town centre and all the amenities afforded there, including well regarded local schooling, the public transport network which includes the train station which has links to nearby towns and cities, along with London. Whilst the M62 motorway network is also only a short drive away.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Energy Rating: TBA





GROUND FLOOR:

Enter the property via a composite external door into:-

Entrance Hall

Having decorative wall panelling, a central heating radiator, ceiling spotlights, staircase rising to the first floor, useful understairs storage cupboard and doors which access the dining kitchen, lounge and WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin with tiled splashback. There is also a towel radiator and uPVC double glazed window.

Lounge

22'3" x 11'9" (6.78m x 3.58m)

This beautiful reception room is well proportioned, having a uPVC double glazed window to

the front elevation and floor to ceiling bi-fold doors which give access to the rear garden. There is also ceiling coving and 2 modern radiators.

Dining Kitchen

28'2" x 18'0" (8.59m x 5.49m)

This stunning, recently fitted modern kitchen has a range of wall and base units with granite work surfaces and upstands. Inset into which is a 5 ring induction hob with extractor fan over, inset sink with instant boiling water and mixer tap, further integrated appliances include a built-in compact combination microwave oven, 13 function pyrolytic oven, wine cooler, dishwasher, plate warmer and freestanding American style fridge freezer. The breakfast bar allows seating for up to 3 people and the room also has ceiling spotlights, uPVC double glazed windows to both front and rear elevations and uPVC double glazed patio doors which lead into the rear garden. There is also a central heating radiator.



Utility Room

Fitted with base units, 1.5 bowl sink with mixer tap, uPVC double glazed window, integrated washing machine and dryer, uPVC external door to the rear and a further door provides access into the garage.

FIRST FLOOR:

Landing

Having a continuation of the wall panelling, ceiling spotlights, a uPVC double glazed window to the front elevation which provides ample natural light, along with a loft access point.

Master Bedroom Suite

17'2" x 12'1" (5.23m x 3.68m)

This generously sized master bedroom has wall panelling, 2 central heating radiators and 2 uPVC double glazed windows to the front elevation. The master bedroom is open plan into the dressing area which provides ample hanging and storage space. There are sliding doors which lead through to the en suite.

En suite Bathroom

This good sized en suite is furnished with a 3 piece suite comprising of a bath with handheld shower, pedestal wash hand basin and vanity sink unit. There are part tiled walls, ceiling spotlights, a wall mounted mirror cabinet, extractor fan, uPVC double glazed window to the rear elevation and a towel radiator.

Bedroom 2

11'11" x 11'9" (3.63m x 3.58m)

This double bedroom has wood effect flooring, a central heating radiator and uPVC double glazed window.

Bedroom 3

11'11" x 10'5" (3.63m x 3.18m)

A third bedroom of double proportions with timber flooring, a central heating radiator and a uPVC double glazed window.

Bedroom 4

9'5" x 8'8" (2.87m x 2.64m)

This double bedroom is fitted with a central heating radiator and a uPVC double glazed window.

Family Bathroom

Furnished with a 3 piece suite comprising of a bath with rainwater shower and additional hose attachment, low flush WC and a vanity sink unit with storage. There are part tiled walls, fully tiled floor, extractor fan and a uPVC double glazed window to the rear elevation which provides ample natural light.

OUTSIDE:

To the front of the property there is off road parking for a number of vehicles, with mature planted borders. To the rear there is a predominantly lawned garden with flagged patio area and it is enclosed for safety and security, whilst also providing an ideal entertaining space. A stream runs through the rear garden and there is also a tiered section which has a garden shed.

Garage

With a roller shutter door and internal door to the property.

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 Mirfield via Huddersfield Road, in the direction of Huddersfield. At the traffic lights turn left onto Station Lane continuing over the river and at the mini roundabout take a right hand turn onto Hopton Lane. Continue up the hill and after approximately 1/4 mile take a left hand turn onto Hopton Hall Lane and then the first right hand turn onto Cheviot Way. Follow the road round, bear right and the property can be found on the left hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

E

MORTGAGES:

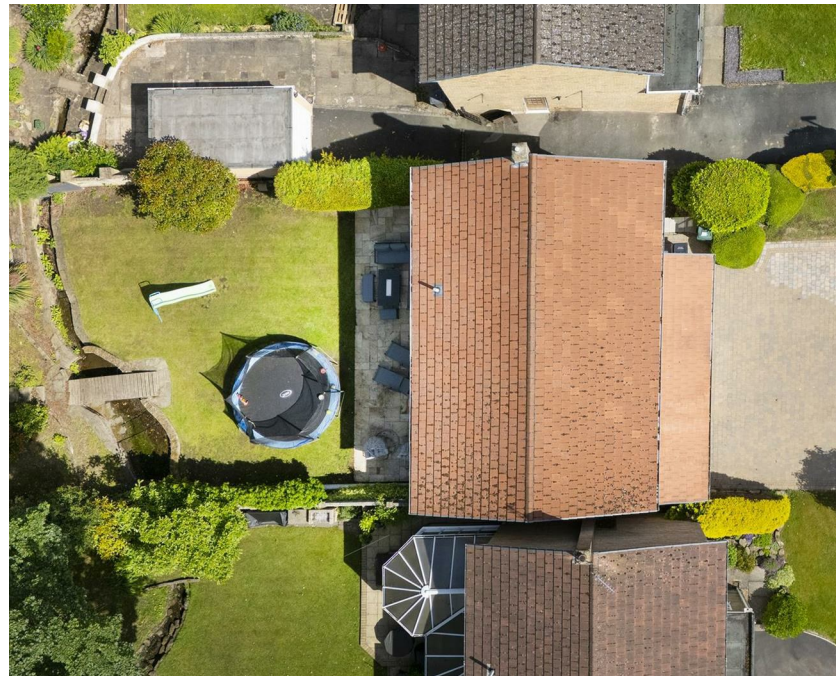
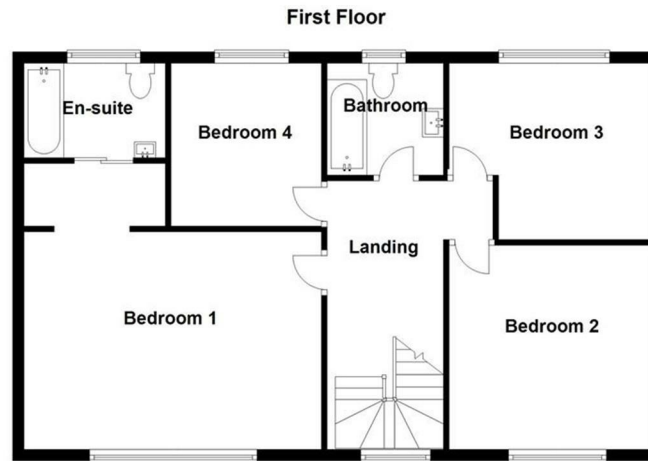
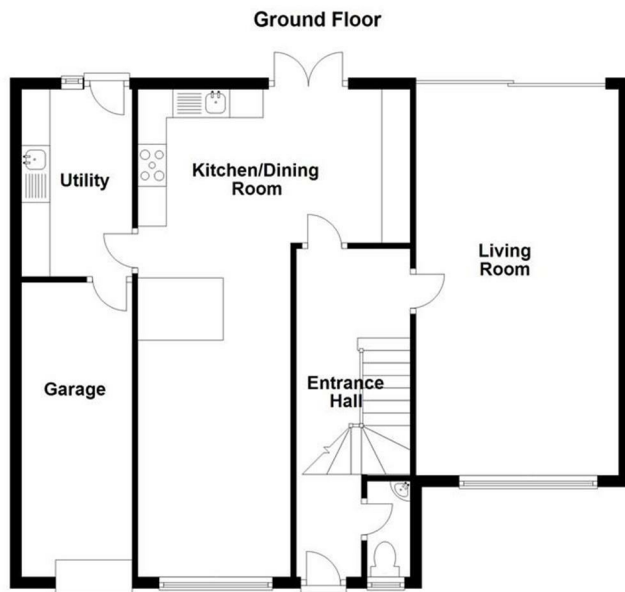
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 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

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