



**Hopton Lane, Upper Hopton Mirfield WF14 8JN**

**welcome to**

**Hopton Lane, Upper Hopton Mirfield**

For Sale by Modern Auction (T&Cs apply)

Online Auction set to close Monday 21st October @13.00

Subject to an undisclosed Reserve Price



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor Accommodation

### Entrance Porch

Part glazed timber door to front and tiled flooring.

### Entrance Hallway

Spotlights to ceiling, two gas central heating radiators and laminate flooring. Doors to ground floor accommodation and stairs rising to first floor accommodation.

### Bedroom One

14' 9" x 12' ( 4.50m x 3.66m )

Double glazed window to front, gas central heating radiator and exposed stone feature wall.

### Bedroom Two

14' 6" MAX x 13' 7" MAX ( 4.42m MAX x 4.14m MAX )

Two double glazed windows to front, built in wardrobes to one wall, two gas central heating radiators, coving to ceiling, spotlights to ceiling and storage cupboard with plumbing for washing machine.

### Bedroom Three

10' 1" x 9' 1" ( 3.07m x 2.77m )

Double glazed window to front and gas central heating radiator.

### Family Bathroom

10' 6" x 8' 8" ( 3.20m x 2.64m )

Single glazed window to side, double ended bath with mixer tap, shower cubicle with wall mounted shower unit, vanity wash hand basin with mixer tap and storage below, chrome ladder style radiator, extractor fan, WC, part tiled walls, tiled floor and airing/storage cupboard housing the boiler.

## First Floor Accommodation

### Open Plan Lounge/Dining Room

19' 8" x 14' 4" ( 5.99m x 4.37m )

Double glazed window to front with far reaching views across farmland onto Mirfield and beyond, gas central heating radiator, telephone point, coving to ceiling, spotlights to ceiling, gas coal effect fire with decorative surround, inlay and hearth, open to conservatory.

### Conservatory

17' 5" x 11' 7" ( 5.31m x 3.53m )

Of part UPVC construction, double glazed windows to front, rear and side, laminate flooring, exposed stone feature wall, double glazed french doors to garden.

### Kitchen Diner

11' 8" x 11' 3" ( 3.56m x 3.43m )

Fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel one and half bowl sink drainer, gas hob, electric oven, wall mounted cooker hood, integrated dishwasher and fridge freezer, stainless steel splashbacks, beam to ceiling, exposed stone feature walls, double glazed french doors to balcony with far reaching views across farmland onto Mirfield and beyond.

### Cloakroom

WC, wash hand basin, tiled walls and floor where visible, double glazed window to side.

### Exterior

The property has a shared access with number 53 leading to your own private driveway providing off street parking for multiple vehicles, outside lighting and water tap and side access gate leading to the rear of the property. The good size enclosed rear garden has a southerly aspect and benefits from a stone paved terrace area to relax or entertain on, step up to the rest of the garden which is laid mainly to lawn and is stocked with established plant, tree and shrubs, outside watering tap, brick built outhouse with WC.



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## **Hopton Lane, Upper Hopton Mirfield**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Double Bedroom Semi-Detached Property
- 19ft Lounge Dining Room, 17ft Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117453 - 0007

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