

## 2 Top Meadow

Upper Hopton, Mirfield, WF14 8QA

MUST BE VIEWED TO FULLY APPRECIATE THE QUALITY & SIZE OF ACCOMMODATION ON OFFER! An individual and deceptively spacious four bedroom detached family home located in the highly desirable village of Upper Hopton, close to rural surround yet close to the local amenities including well renowned schools. The railway station in the centre of Mirfield connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also near-by which will prove useful for those who commute. Occupying a good sized plot with attractive and well-established gardens providing spaces to sit out including the first floor balcony which is the ultimate entertaining platform whereby the breathtaking views can be enjoyed for as far as the eye can see! The driveway provides off road parking and leads to the integral double garage.

Offers Over £515,000

# 2 Top Meadow

Upper Hopton, Mirfield, WF14 8QA



- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES & THE OPEN COUNTRYSIDE
- DECEPTIVELY SPACIOUS, INDIVIDUAL FAMILY HOME
- CAPTURING FAR REACHING & BREATHTAKING VIEWS
- HIGHLY DESIRABLE LOCATION
- INTEGRAL DOUBLE GARAGE, LARGE DRIVEWAY & GARDENS

**Entrance**

**Gardens, Driveway & Integral Garage**

**WC**

**Lounge**

**Dining Room**

**Breakfast Kitchen**

**Lower Ground Floor Landing**

**Utility**

**Bathroom**

**Bedroom One**

**Bedroom Two**

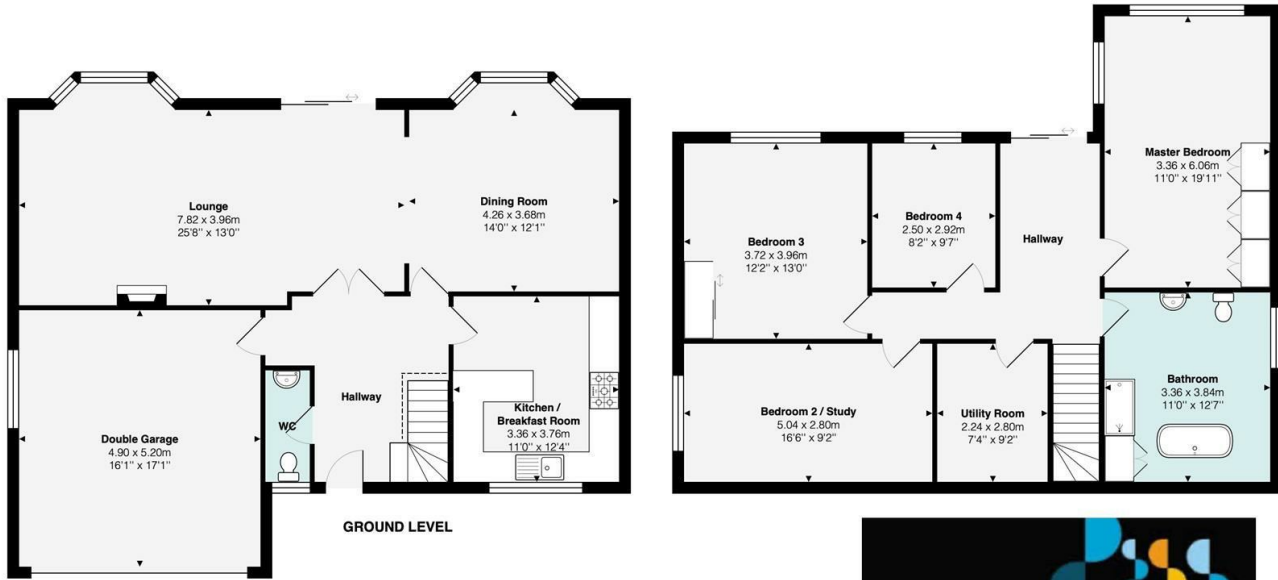
**Bedroom Three**

**Bedroom Four**





# Floor Plan



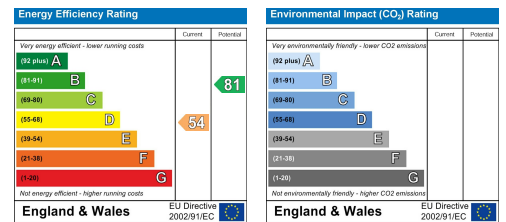
**Top Meadow, Upper Hopton, Mirfield, WF14 8QA**

Total Area: 192.6 m<sup>2</sup> ... 2073 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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