22 Coppin Hall Lane, Mirfield, WF14 0EL

£345,000

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Bramleys are delighted to offer for sale, this 3 bedroom detached bungalow which is set on a well proportioned plot and offers a sweeping dual drive, gardens to 3 sides and a detached garage.

The property is also fitted with gas fired central heating and double glazing throughout, with an accommodation layout briefly comprising:- entrance hall, lounge, sitting room/dining room, dining kitchen, 3 bedrooms, en suite to master and a further 4 piece bathroom.

Offered for sale with no vendor chain, this property is situated in a sought after location and is ideally placed for Mirfield town centre and all the amenities afforded there, including excellent commuter links, rail services to nearby towns and cities, along with shops and cafes. It is also well placed for local schooling.

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

GROUND FLOOR:

Enter the property via a composite external door.

Entrance Hall

With a central heating radiator.

Dining Kitchen

25'7" x 9'3" (7.8m x 2.83m)

This excellent sized dining kitchen has a range of fitted wall and base units, with laminated work surfaces, tiled splashbacks, 1.5 bowl sink unit with side drainer and mixer tap. There is also a 5 ring gas hob, electric oven, extractor fan, space and plumbing for an automatic washing machine, space for a dryer and space for a tall free standing fridge freezer. The kitchen also has ceiling spotlights and ample natural light by way of uPVC double glazed windows to 3 elevations and a uPVC double glazed exterior door which accesses the side of the property. The dining kitchen is open into the sitting room/dining room.

Sitting Room/Dining Room

11'3" x 11'4" (3.45m x 3.46m)

Another good sized reception room, having a central heating radiator and a door which accesses the hallway. There are timber and glazed French doors which access the lounge.

Lounge

19'10" x 13'5" (6.06m x 4.09m)

This well proportioned reception room has a large uPVC double glazed window to the side elevation and a central heating radiator. The main focal point of the room is a marble fireplace with living flame gas fire.

Bedroom 1

12'0" max x 10'2" max (3.68m max x 3.1m max)

With a range of fitted wardrobes to one wall. There is a central heating radiator, uPVC double glazed window to the front elevation and a door which accesses the en suite shower room.

En suite Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower cubicle, pedestal wash hand basin and low flush WC. There is also a heated towel rail.

Bedroom 2

11'8" x 10'11" max (3.57m x 3.34m max)

Having fitted wardrobes and a uPVC double glazed window to the front elevation.

Bedroom 3

11’3” x 10’6” (3.35m’0.91m” x 3.05m’1.83m”)

A third bedroom of double proportions, having fitted wardrobes and cupboards above, central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 4 piece suite comprising of a walk-in shower cubicle, panelled bath, wash hand basin and low flush WC. Being fully tiled, having a central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a dual access, block paved sweeping drive, in the middle of which is a lawned garden with mature planted borders and is elevated from the roadside. The block paving continues down the side of the property to a further garden area which has raised planted beds. The rear garden provides a block paved seating area, steps which lead up to a lawned section of garden, parking space and larger than average detached garage.

Garage

With up and over door, power and light.

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.

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.

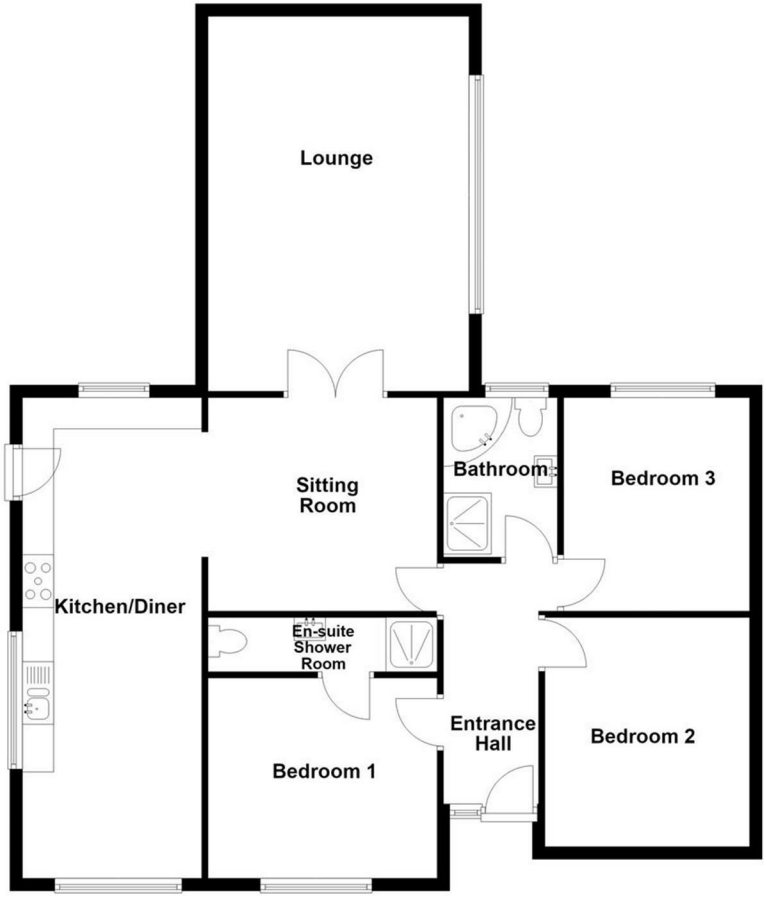
ONLINE CONVEYANCING SERVICES:

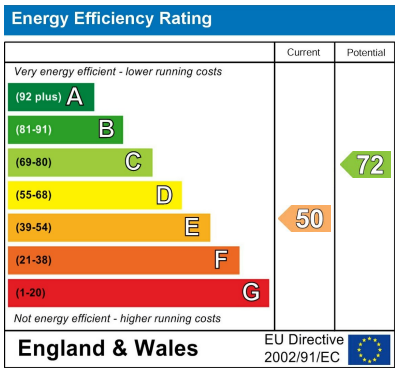
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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

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