

36 Hopton Drive, Mirfield, WF14 8JR

£269,950

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Occupying a privileged elevated position in the highly desirable village of Upper Hopton, this impressive three double bedroom semi-detached residence enjoys breathtaking panoramic views across the valley, generous gardens and a lifestyle that perfectly balances countryside tranquillity with exceptional connectivity.

The property's commanding position creates a remarkable first impression, with far-reaching vistas providing a stunning backdrop that can be enjoyed every day. Internally, the accommodation is both spacious and versatile, comprising a welcoming lounge, a recently installed Howdens kitchen of excellent quality, utility room/home office, three genuine double bedrooms, family bathroom and separate WC.

A significant asset is the substantial loft space, already benefiting from a replacement roof, Velux windows, insulation, boarding and carpeting. Offering superb versatility today, it also presents an exciting opportunity for future conversion, subject to the necessary approvals.

Outside, the home is surrounded by generous gardens to three sides, creating an enviable sense of space rarely found in comparable properties. A beautifully appointed Indian stone patio provides the perfect setting for al fresco dining, entertaining guests or simply relaxing in peaceful surroundings.

Upper Hopton is renowned for its strong sense of community and village charm, while Mirfield's amenities, highly regarded schools, motorway networks and direct rail connections to Leeds, Manchester and London remain easily accessible.

Combining spectacular views, quality accommodation, excellent outdoor space and future potential, this is far more than a house. It is a home that offers an exceptional lifestyle in one of the area's most sought-after locations. Viewing is highly recommended.







GROUND FLOOR:

Enter the property via a double glazed external door into:-

Entrance Vestibule

With a uPVC double glazed window, staircase rising to the first floor and doors accessing the kitchen and lounge.

Lounge

17'8" x 10'4" (5.38m x 3.15m)

With ample natural light by way of 2 uPVC double glazed windows to both front and rear elevations. There is a central heating radiator, wood effect flooring and a living flame gas fire set within a decorative surround with back and hearth.

Kitchen

11'4" x 11'2" max (3.45m x 3.40m max)

This beautiful solid oak Howdens kitchen has a range of matching wall and base units, wood work surfaces and tiled splashbacks. There is an inset sink unit with side drainer and mixer tap, induction hob with extractor fan above, slimline dishwasher, double oven and a uPVC double glazed window overlooks the rear garden. There is also a uPVC glazed exterior door which accesses the rear and the kitchen is open into the utility.

Utility Room

7'1" x 6'6" (2.16m x 1.98m)

Offering a range of storage cupboards. This room was previously used as a home office. Fitted with a uPVC double glazed window to the front elevation.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the rear elevation, loft access point and doors accessing:-

Bedroom 1

12'0" x 10'3" (3.66m x 3.12m)

Situated to the front of the property, the master bedroom commands far reaching views over Mirfield and beyond. With fitted wardrobes to one wall and a central heating radiator.

Bedroom 2

12'0" x 10'6" (3.66m x 3.20m)

Also situated to the front of the property, having a uPVC double glazed window with far reaching views and a central heating radiator.

Bedroom 3

8'3" x 7'8" (2.51m x 2.34m)

A third bedroom of double proportions, having a useful built-in storage cupboard, central heating radiator and a uPVC double glazed window to the rear elevation.

Separate WC

Being fully tiled and furnished with a low flush WC. There is also a uPVC double glazed window to the rear elevation.

Bathroom

Being fully tiled and fitted with a 2 piece suite, comprising of a bath with shower above and glass shower screen, and vanity wash hand basin. There is also a ladder style radiator and uPVC double glazed window to the rear elevation.

LOFT:

With a retractable ladder and being fully insulated, boarded and carpeted. There are 2 Velux windows which provide ample natural light and this space offers a useful storage area. There is potential to create a fully converted attic room, however this is subject to building regulations.

OUTSIDE:

There are gardens to three sides, providing a good degree of privacy via the mature hedging. The gardens are predominantly laid to lawn with mature planted borders, an Indian stone pathway leads to the front door and a further Indian stone patio seating area provides an ideal space for al-fresco dining. The rear of the property is accessed via a timber gate, which also has a gazebo with hot tub beneath, further patio area and a tiered garden with artificial lawn, mature planted borders and hedgerow.

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:

B

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.

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VIEWINGS:

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









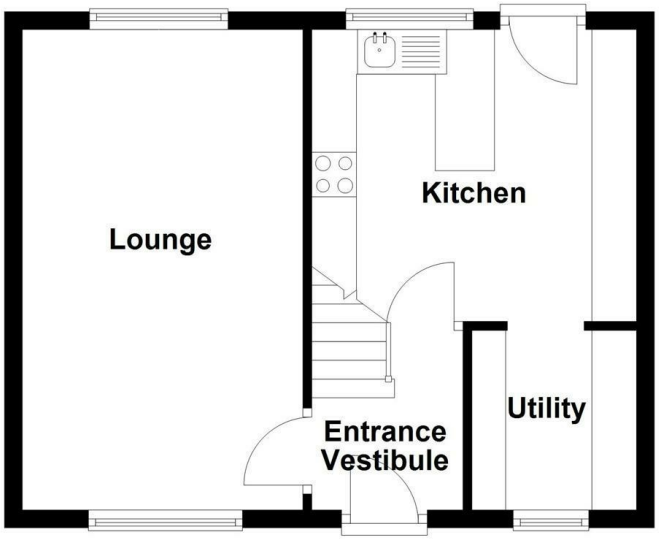




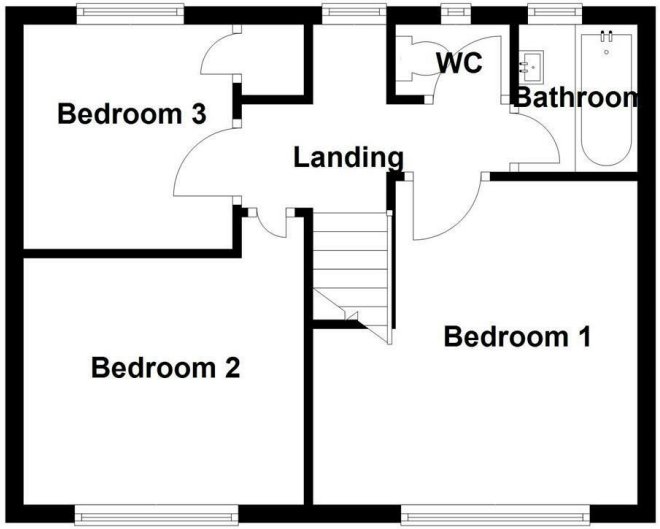




Ground Floor



First Floor





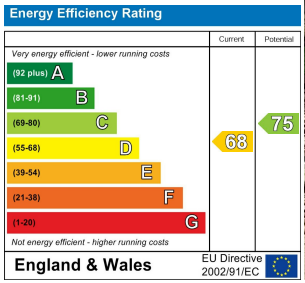


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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