



## 1 Banks Mews

Lower Hopton, Mirfield, WF14 8JJ

A three bedroom detached property occupying a generously sized corner plot with an enclosed garden and driveway for at least three cars. Ideal for first time buyers and young families and property is located on this popular development and conveniently positioned within walking distance to local amenities including Hopton Primary School and the centre of Mirfield. The railway station is also a short walk away connecting neighbouring towns and cities such as; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also close-by. NO CHAIN!

Offers Over £250,000

# 1 Banks Mews

Lower Hopton, Mirfield, WF14 8JJ



- THREE BEDROOM DETACHED HOUSE
- LARGE CORNER PLOT
- PERFECT FOR FIRST TIME BUYERS & YOUNG FAMILIES
- WITHIN WALKING DISTANCE TO AMENITIES INCLUDING HOPTON PRIMARY SCHOOL
- ENCLOSED GARDEN & DRIVEWAY FOR THREE CARS
- NO CHAIN

**Entrance**

**WC**

**Lounge**

**Dining Kitchen**

**First Floor Landing**

**Bathroom**

**Master Bedroom**

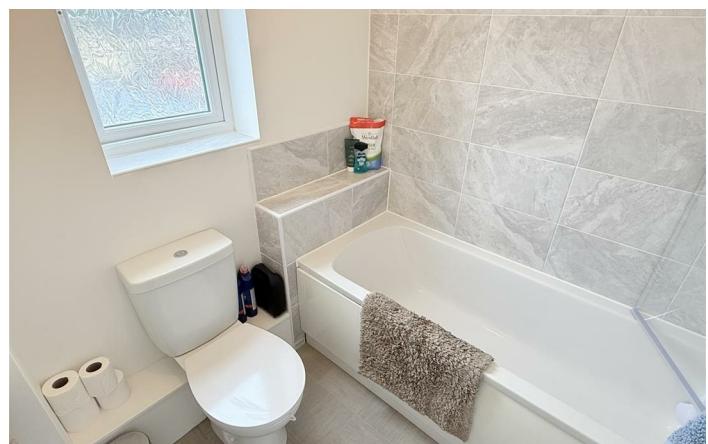
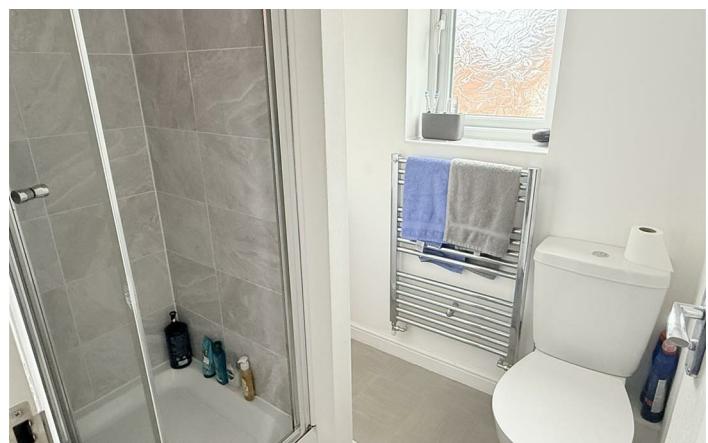
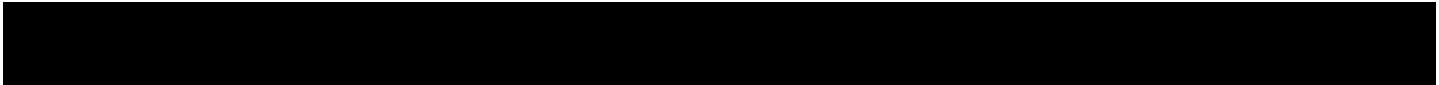
**Ensuite**

**Bedroom Two**

**Bedroom Three**

**Garden & Driveway**



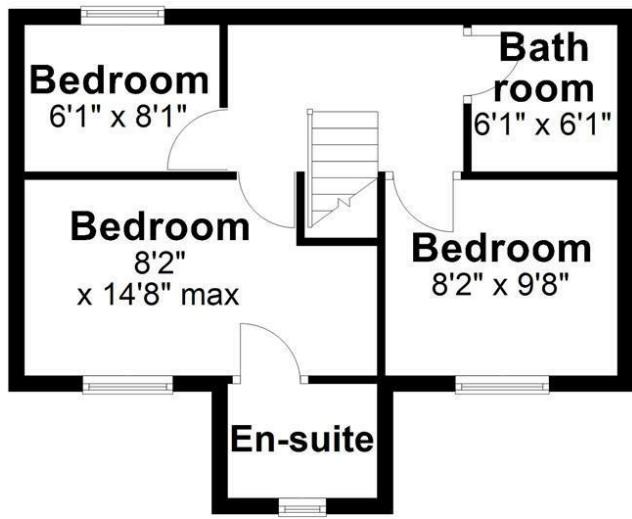


# Floor Plan

Ground Floor



First Floor



Total area: approx. 785.8 sq. feet  
**Bank Mews, Mirfield**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	