



3 The Orchards, Bellstring Lane, Mirfield, WF14 8BP

£330,000

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This superbly presented 3 bedroom, converted property is set in a beautiful location with stunning views on a select gated development. The property offers all the modern conveniences, yet has retained an abundance of character, with exposed beams, high ceilings and has a layout which comprises:- entrance hall, 3 ground floor bedrooms, one being en suite and family bathroom. Together with the first floor which provides an open plan living/dining area, kitchen and utility room. Externally there is a patio area, rear garden and separate garden plot which is located near the property and provides good views.

This property cannot be missed and must be viewed to appreciate it's beauty and surroundings.





GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

Entrance Hall

This good sized entrance hall with cloaks cupboard and useful understairs storage and doors which access the bedrooms and bathroom. There is also a central heating radiator, oak staircase with glass balustrade which leads to the first floor and Velux window.

Bedroom 1

15'5" x 11'4" (4.70m x 3.45m)

This master bedroom has a uPVC double glazed window to the front elevation, central heating radiator and a fitted wardrobes to one wall which provide hanging and shelving space. A door provides access to the en suite.

En suite Shower Room

Being fully tiled and furnished with a larger than average walk-in shower cubicle, vanity wash hand basin and low flush WC. There is also a central heating radiator.

Bedroom 2

16'6" x 8'6" (5.03m x 2.59m)

This second bedroom of double proportions is currently used a sewing/craft room, however could also provide a good sized bedroom or home office if required. There is a uPVC double glazed door which gives access to the front garden and a central heating radiator.

Bedroom 3

8'7" x 8'4" (2.62m x 2.54m)

Another bedroom of double proportions, having a uPVC double glazed window to the side elevation and a central heating radiator.

Bathroom

This fully tiled bathroom is of a generous size. Furnished with a 3 piece suite comprising of a low flush WC, bath and pedestal wash hand basin. There is also a central heating radiator.

FIRST FLOOR:

Landing

With doors accessing all first floor accommodation.

Lounge/Dining Room

23'7" x 16'6" (7.19m x 5.03m)

This superb well proportioned room is truly the heart of the home and commands far reaching views via the 3 uPVC double glazed windows, which also open on to a Juliet balcony to the front elevation. There is a feature gas stove set within a modern surround, with back and hearth. This room also has exposed ceiling beams, spotlights and a UPVC window in the dining area, again with far reaching views. A set of double oak doors provides access into the kitchen.

Kitchen

18'4" x 7'2" (5.59m x 2.18m)

This contemporary kitchen is fitted with a range of matching wall and base units with laminated work surfaces, inset 1.5 bowl sink unit with side drainer and mixer tap, freestanding Range style cooker with modern extractor above, integrated dishwasher and space for a fridge freezer. There is also a uPVC double glazed window to the side elevation, a central heating radiator and a door accessing the landing.

Utility Room

11'7" x 5'9" (3.53m x 1.75m)

This useful addition to the home has a range of units with inset sink and mixer tap, plumbing for a washing machine, houses the central heating boiler and there is also a uPVC double glazed window to the side elevation which provides far reaching views.

OUTSIDE:

To the side of the property there is a small paved seating area and to the front of the property, there is a low maintenance garden which has dry stone walled boundaries and enjoys superb views over the valley towards Huddersfield. On a separate plot adjacent to the parking area, there is a further garden which is lawned, has mature hedging and is of a good size, but also offers further potential for the discerning buyer. There are 3 designated parking spaces to the property and a useful garden shed which provides storage.

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.

DIRECTIONS:

Leave the centre of Mirfield via Huddersfield Road in the direction of Huddersfield, turning left into Station Lane at the traffic lights. Proceed along to the mini roundabout with Granny Lane, turning right into Hopton Lane. Proceed up Hopton Lane, turning left on to Hopton Hall Lane and at the mini roundabout turn left. Continue along to its conclusion, turning right at the T-junction. This property will be found on the right hand side, clearly identified by the Bramleys for sale board.

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:

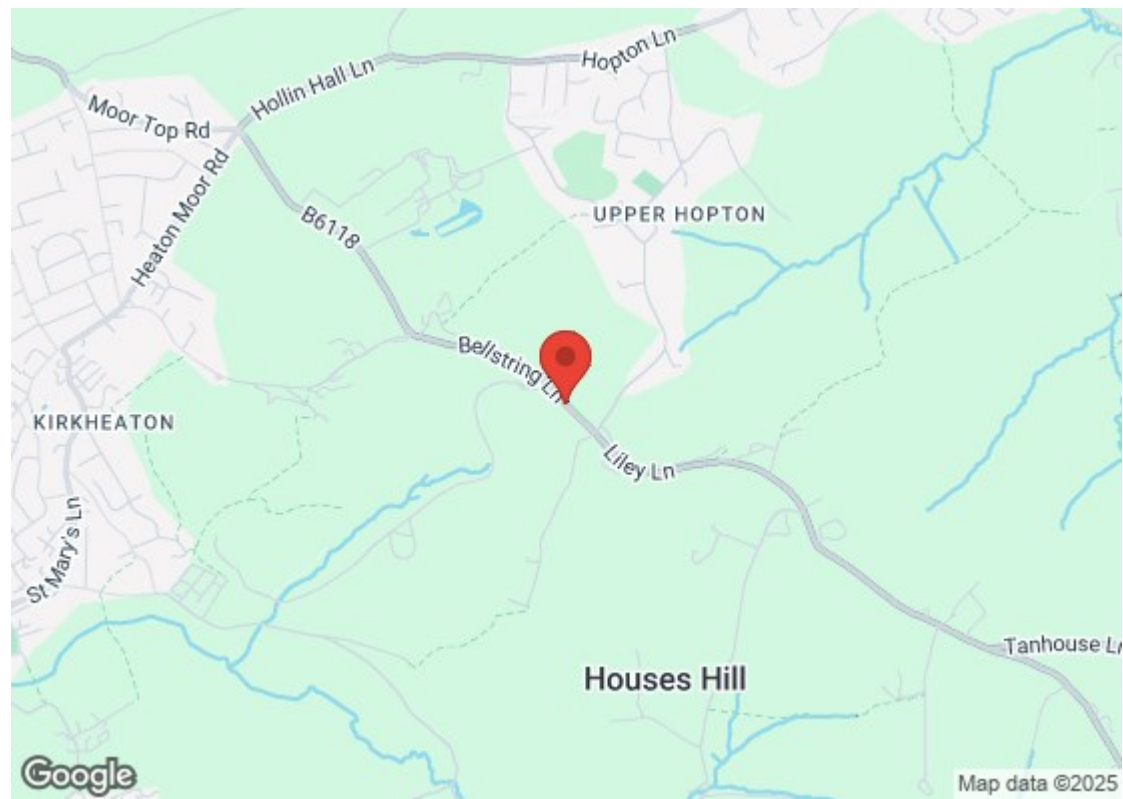
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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



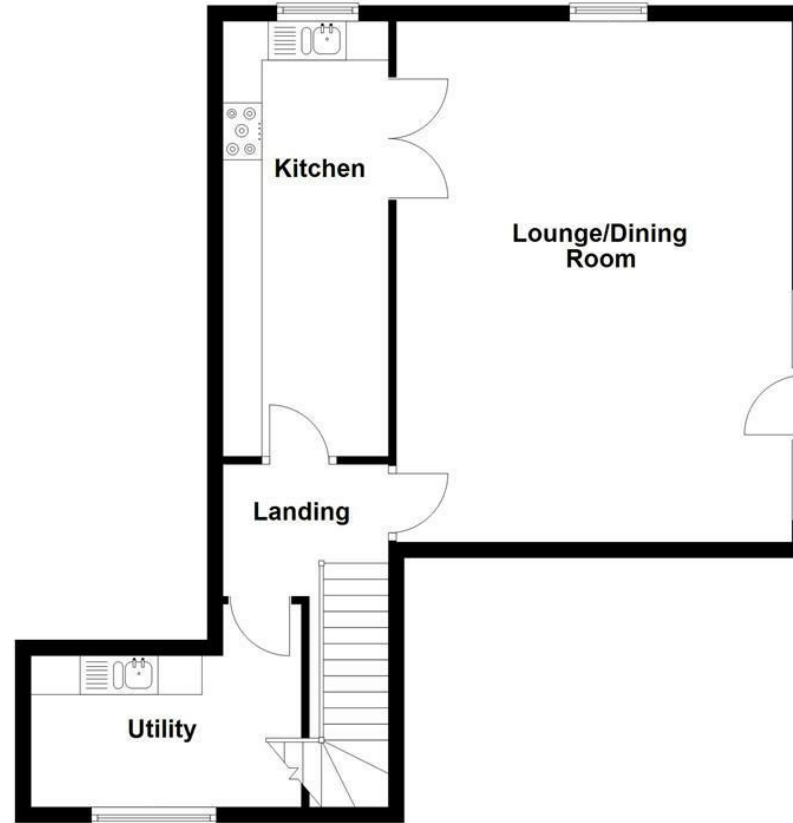




Ground Floor



First Floor



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

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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