



58 Calder View, Lower Hopton, Mirfield, WF14 8JD  
Offers In The Region Of £220,000

**bramleys**

Located on a popular residential development is this well presented end town house. The property has undergone a program of updating works by the current vendors and now includes a modern kitchen with integrated appliances and has contemporary decor throughout. The three bedroomed accommodation boast uPVC double glazing and gas central heating, has an ensuite shower room to the master bedroom, along with an enclosed rear garden and driveway parking. Located within easy reach of local amenities, well regarded schooling and major road and rail links. An early viewing is strongly recommended to appreciate this ideal first time home.



## GROUND FLOOR

### Entrance Hall

Accessed via a front exterior door and having a central heating radiator and stairs to the first floor accommodation.

### Ground floor WC

Furnished with a WC and a wash basin and having a uPVC window and a central heating radiator.

### Lounge

15'4" x 11'4" (4.67m x 3.45m)

A good sized lounge, located to the front and having a uPVC window and a central heating radiator. A door leads into the kitchen.

### Dining Kitchen

14'9" x 10'6" (4.50m x 3.20m)

This modern kitchen has been installed in recent years and is fitted with a good range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. A range of

appliances are integrated within the kitchen including a four ring hob with splashback and extractor, a built in under oven, a washing machine and a fridge freezer. There is ample dining space, along with a useful understairs storage cupboard and a central heating radiator. There is a uPVC window overlooking the rear and uPVC French doors lead out to the garden.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

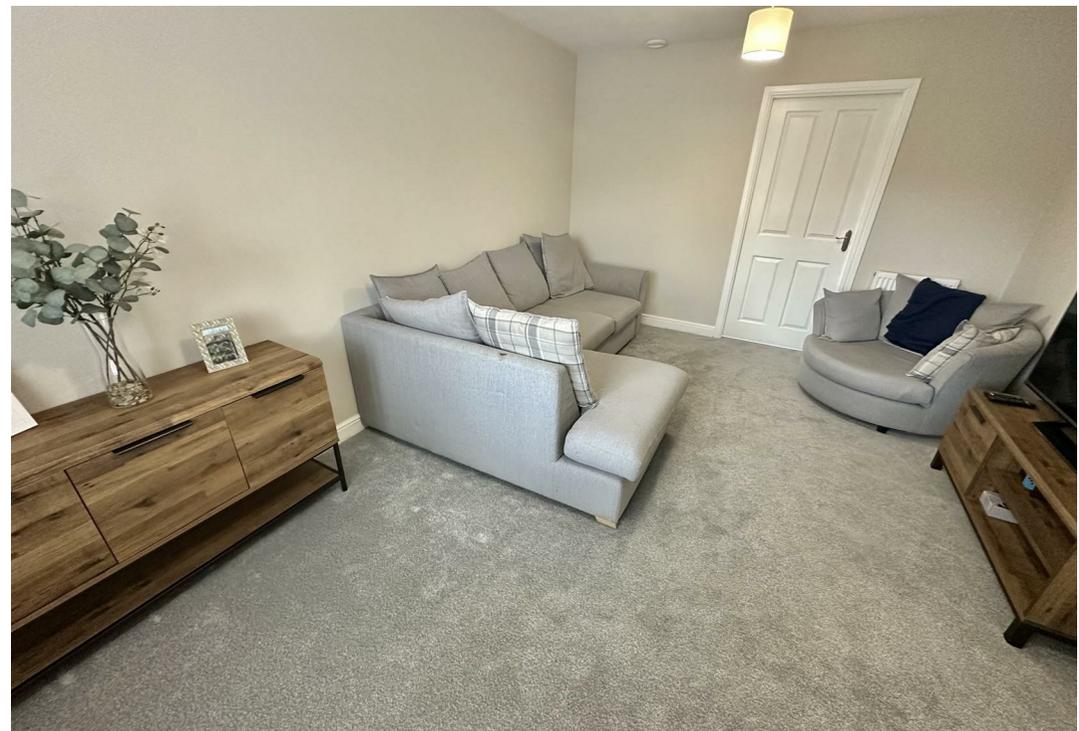
### Bedroom 1

11'6" x 10'7" (3.51m x 3.23m)

The master bedroom overlooks the front and has a uPVC window and a central heating radiator. A door leads to the ensuite shower room.

### En suite Shower Room

Fitted with a walk in shower cubicle, a wash basin and a WC. There is some wall tiling, a uPVC window and a central heating radiator.



### Bedroom 2

10'6" x 7'11" (3.20m x 2.41m)

A double bedroom, located to the rear and having a uPVC window and a central heating radiator.

### Bedroom 3

7'11" x 7'7" (2.41m x 2.31m)

Overlooking the rear via a uPVC window and having a central heating radiator.

### Bathroom

Furnished with a white three piece suite comprising of panelled bath, wash basin and WC. There is some tiling to the walls and a central heating radiator.

### OUTSIDE

To the front of the property is a driveway providing off road parking and a planted area. A pathway leads to the front door and there is access to the rear. The rear garden is lawned with a patio area and has outer fencing, gateway and garden shed.

### 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:

C

### 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.

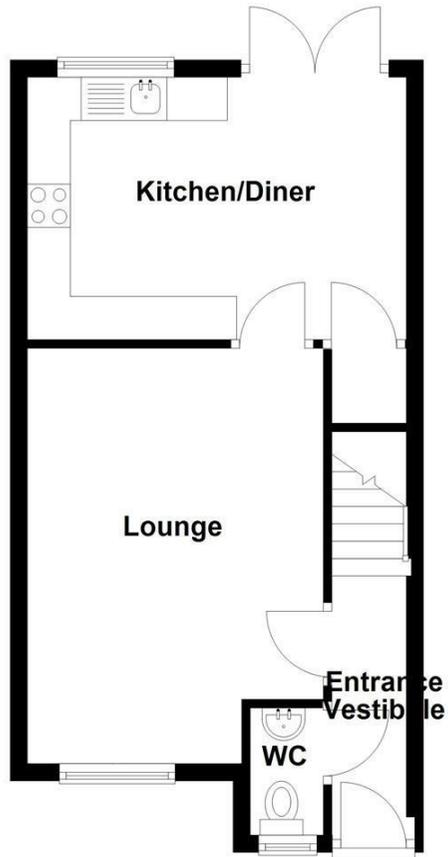
### VIEWINGS:

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

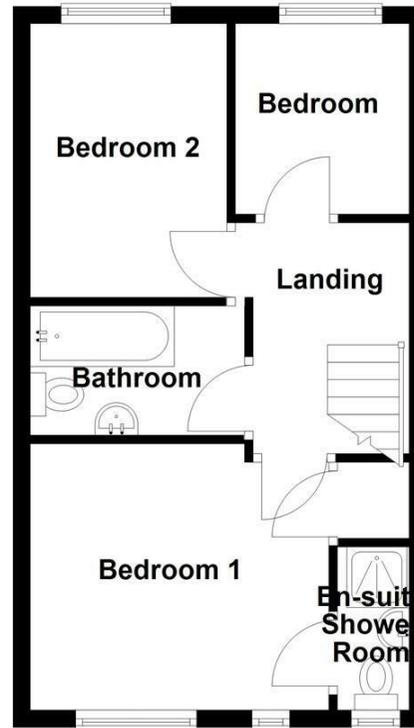




**Ground Floor**



**First Floor**



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