



22 North Street, Lower Hopton, Mirfield, WF14 8PN  
£120,000

**bramleys**



Situated in the ever popular location of Lower Hopton is this well presented mid terraced property. Available with no onward chain and extremely well presented throughout, this would make an ideal first time purchase and an early viewing is strongly encouraged. The one bed roomed accommodation has modern fixtures and fittings throughout and has a spacious open plan living area with a contemporary kitchen with integrated appliances and island eating space, a utility cellar, a first floor double bedroom and bathroom. Located within easy reach of local amenities, well regarded schooling and major road and rail links.

## GROUND FLOOR

### Entrance Vestibule

Accessed via a stable type composite door and having stairs to the first floor and a central heating radiator.

### Living Room with kitchen area

15'3" x 12'7" (4.65m x 3.84m)

This impressive living space has a contemporary modern kitchen fitted with a range of wall and base cupboards, drawer units and work surfaces with matching splashbacks. Integrated within the units is a four ring hob with overhead extractor and inbuilt oven, along with fitted fridge and a sink unit with mixer tap and drainer. The work surface extends to form a seating/dining space and there is illuminated under lighting plus remote overhead lighting. A uPVC window overlooks the front and the lounge area has a central heating radiator.

## LOWER GROUND FLOOR

### Cellar

A useful utility cellar with plumbing for a washing machine and a central heating radiator.

## FIRST FLOOR

### Landing

With access to the bedroom and bathroom.

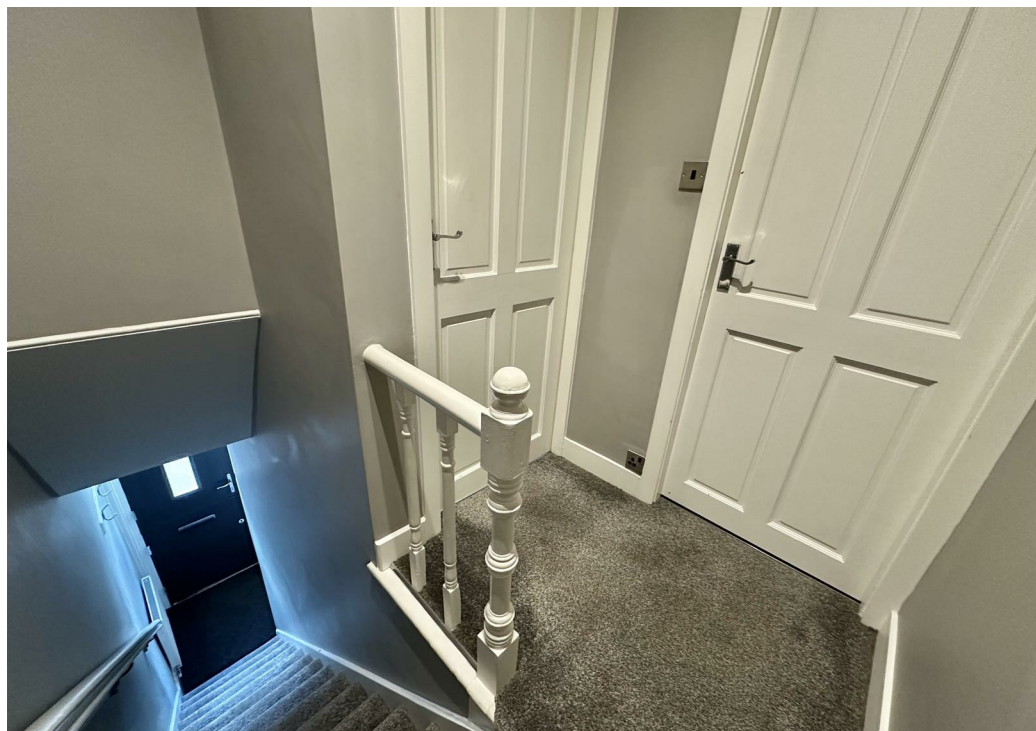
### Bedroom

15'3" x 10'3" (4.65m x 3.12m)

This spacious double bedroom has a central heating radiator and a uPVC window.

### Bathroom

Furnished with a modern 3 piece suite comprising of panelled bath with shower over and shower screen, a WC and a wash hand basin. There is aqua panelling to to some walls, a uPVC window, a central heating radiator and a useful in built store cupboard.





### 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.

### OUTSIDE

The property is street lined to the front and has on street parking opportunities.

### 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:

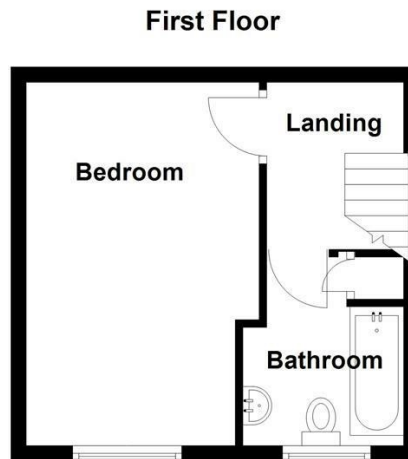
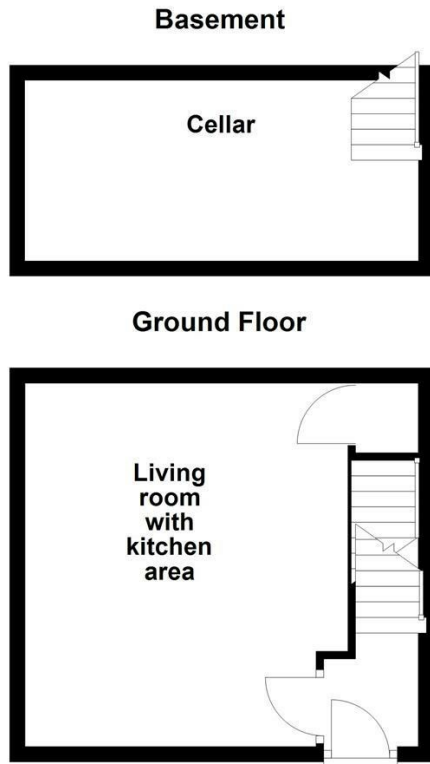
Freehold

### COUNCIL TAX BAND:

A







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>	<b>69</b>	<b>79</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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