



23 Scopsley Lane, Whitley, Dewsbury, WF12 0NG

£199,950

bramleys

This 2 bedroom extended end townhouse, is situated in a semi-rural position and features views over farmland to the rear. The property is superbly presented by the current owner, offering features such as uPVC double glazing, a composite front door, gas fired central heating and a layout comprising:- entrance vestibule, lounge, dining kitchen, first floor landing, 2 double bedrooms and bathroom. Externally, there is off-road parking for multiple vehicles and a well proportioned south facing garden. The property would make an ideal purchase for first time buyers or those with a young and growing family. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

Entrance Vestibule

Where there is a central heating radiator, staircase rising to the first floor and door accessing the lounge.

Lounge

13'7" x 11'6" (4.14m x 3.51m)

Fitted with a feature cast iron fireplace with inset gas fire, 2 central heating radiators and a uPVC double glazed window to the front elevation, engineered Oak flooring.

Dining Kitchen

15'8" x 14'5" (4.78m x 4.39m)

Benefitting from superb views over farmland to the rear, this newly fitted kitchen comprises a range of matching base and

wall units with laminated working surfaces and upstands inset into which is a sink unit with side drainer and mixer tap. There is also a 4 ring gas hob inset into the working surface with an electric oven beneath and further integrated appliances include dishwasher, fridge, freezer and washing machine. There is a cupboard under the stairs housing the central heating boiler, uPVC double glazed windows to the side and rear elevation and a set of uPVC double glazed French doors leading out to the rear.

FIRST FLOOR:

Landing

There is a uPVC double glazed window to the side elevation and doors accessing all of the first floor accommodation.

Bedroom 1

11'4" x 10'6" (3.45m x 3.20m)

A generously proportioned bedroom having ample fitted storage by way of 2 wardrobes, a central heating radiator and uPVC double window to the front elevation.

Bedroom 2

10'7" x 8'0" (3.23m x 2.44m)

A second bedroom of double proportions having stunning views over farmland to the rear, a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. There is also a central heating radiator and uPVC double glazed window to the rear elevation.



OUTSIDE:

There is a tarmacadam driveway allowing parking for multiple vehicles and leads to the side of the property where there is a well proportioned garden which is predominantly laid to lawn with mature planted borders and hedging. 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.

DIRECTIONS:

Leave Mirfield via Station Road travelling in the direction of Lower Hopton. Continue to the mini roundabout and take a right hand turning into Hopton Lane. Continue up Hopton Lane before taking a left hand turning into Hopton Hall Lane, proceeding up the hill into the village of Upper Hopton. At the mini roundabout take a left hand turning and continue on Hopton Hall Lane, continuing until it meets Bellstring Lane. Take a left hand turning into Bellstring Lane which becomes Liley Lane and shortly after passing The Hare and Hounds public house take a left hand turning into Tan House Lane signposted Whitley. Continue along Tan House Lane which becomes Clough Lane and finally Whitley Road and upon entering the village of Whitley take a left hand turning into Scopsley Lane. Proceed down the Lane, the subject property will be found on the right in one of the cul-de-sacs, 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.

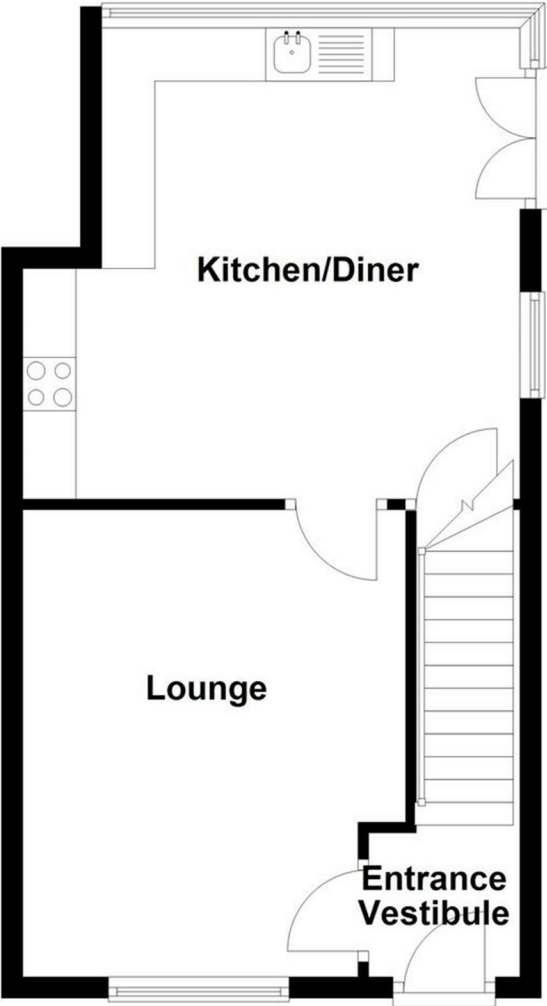
VIEWINGS:

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

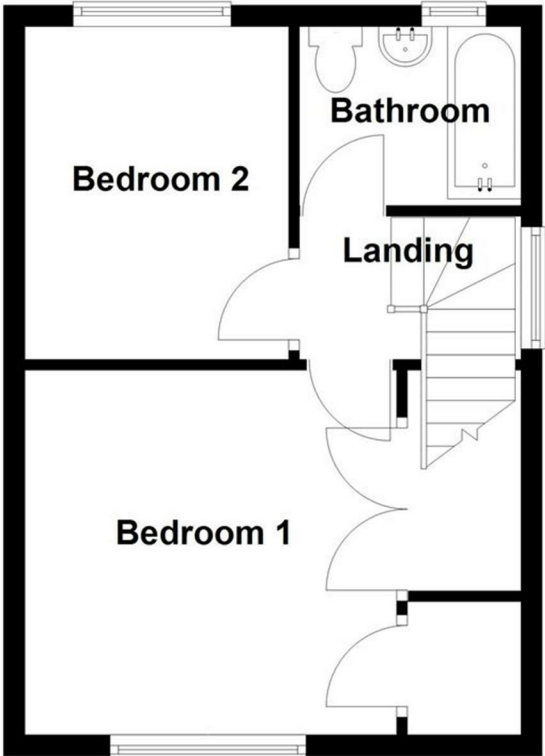




Ground Floor



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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