



12 Chadwick Fold Lane, Lower Hopton, Mirfield, WF14 8PW
£175,000

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Situated in the ever popular area of Lower Hopton is this extremely well presented modern town house. Available with no onward chain, the property has been much improved over recent years, with quality fixtures and fittings throughout, and an early viewing is strongly recommended. Offering two bedroomed accommodation, the well planned layout boasts uPVC double glazing, gas central heating system and has a recently refitted contemporary dining kitchen with a range of integrated appliances. Externally there are gardens to both front and rear, along with a single garage. Located within easy reach of local amenities, well regarded schooling and major road and rail links, this impressive home is an ideal first time purchase.



GROUND FLOOR

Enter the property via an exterior door into:-

Entrance Vestibule

Where there are stairs to the first floor.

Lounge

14'3" x 12'9" max (4.34m x 3.89m max)

Overlooking the front, this well presented lounge has a uPVC window to the front and a central heating radiator. To one wall is a modern feature fireplace with hearth and inset electric fire.

Dining Kitchen

12'2" x 7'6" (3.71m x 2.29m)

This impressive contemporary kitchen has been recently refitted with a comprehensive range of wall and base units with work surfaces, splashbacks and an inset sink unit with mixer tap and drainer. Integrated within the kitchen are various appliances including a 4 ring induction hob with splashback and under oven, a fridge and a washing machine. There is space for a dining table, a central heating radiator and 2 uPVC windows overlooking the rear. An exterior door leads out to the garden.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.



Bedroom 1

10'10" x 10'9" (3.30m x 3.28m)

A good sized bedroom located to the front and having a central heating radiator and a uPVC window. To one wall is a built in wardrobe and storage space.

Bedroom 2

11'1" x 7'5" (3.38m x 2.26m)

Another good sized bedroom overlooking the rear garden and having a central heating radiator and a uPVC window.

Bathroom

Furnished with a 3 piece suite comprising bath with mixer shower, wash basin and a WC. There is tiling to the walls, along with a uPVC window and a central heating radiator.

OUTSIDE

To the front of the property is a lawned garden with pathway. To the rear is a pleasant enclosed rear garden with patio and seating areas, lawns and planted sections. Beyond the garden is communal parking and the property has a single garage with up and over door.

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 Mirfield office heading towards Lower Hopton, taking the left turn onto Newgate. After crossing the bridge, take a left onto Chadwick fold Lane where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

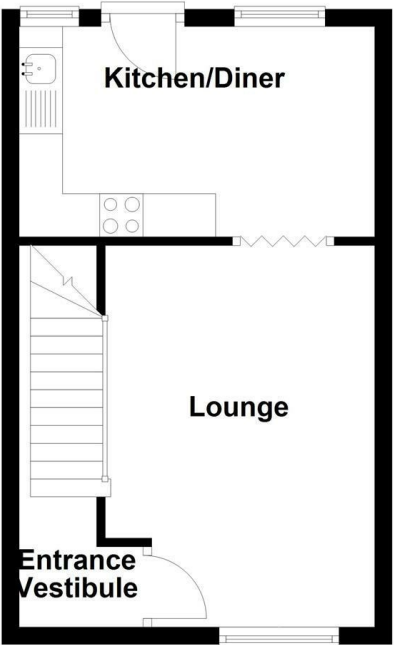
MORTGAGES:

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.

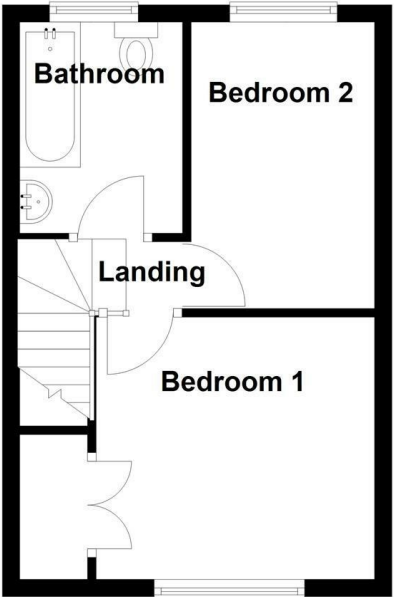
ONLINE CONVEYANCING SERVICES:

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.

Ground Floor



First Floor



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

