



2A Chapel Hill, Mirfield, WF14 8EW

Offers Over £500,000

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Situated in the sought after locality of Upper Hopton in this enviable backwater position, this superb individually designed 2 bedroom detached bungalow. Positioned with uninterrupted views to the front, with beautiful gardens to three sides, this property would suit a variety of different needs and offers further potential to create 3 further bedrooms, or an annexe conversion, subject to any necessary planning consents.

The property which has only had one owner has been carefully maintained, with features such as double glazing and central heating throughout, with accommodation layout comprising:- entrance hall, shower room, lounge/dining room which measures 31'0", kitchen, bathroom, 2 bedrooms and to the first floor there is an office.

Externally there are 2 generous garages (both in width and height), together with ample parking to the front and immaculately kept gardens to three sides. Situated conveniently for Mirfield town centre and all the amenities afforded there, including public transport links, railway links to nearby towns and cities, as well as a direct link to London. There is also well regarded local schooling, ideal for a family buyer looking to extend the current living accommodation.

An internal viewing is strongly advised to avoid disappointment, but also to realise the variety of potential that this property has to offer.





## GROUND FLOOR:

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

### Entrance Hall

A welcoming entrance hall which has two double glazed windows to the front elevation, terracotta tiled floor, a central heating radiator and is open to a further hallway which has fitted sliding doors which are ideal for coats and shoe storage. Doors give access to the lounge, integral garage and a further door which accesses the shower room. Three steps lead up to a landing area.

### Shower Room

This modern shower room is fully tiled and fitted with a 3 piece suite comprising of a glass shower cubicle with shower above, encased low flush WC and a wall mounted vanity sink unit. There is a timber and glazed window to the front elevation and a central heating radiator.

### Lounge/Dining Room

This exceptionally sized reception room runs from the front of the property to the rear, providing a generous entertaining space.

### Lounge Area

20'0" x 16'0" (6.10m x 4.88m)

With a large double glazed window providing views over the garden and beyond, as well as providing ample natural light. There is a gas fire set within a decorative timber surround with back and hearth, central heating radiator and a set of steps give access to the dining area.

### Dining Area

13'0" x 11'0" (3.96m x 3.35m)

The dining area has a double glazed window to the side elevation which again provides ample natural light. There is also a set of sliding patio doors which give access to the rear garden, a central heating radiator and door which provides access to the kitchen.



### Kitchen

13'6" x 11'2" (4.11m x 3.40m)

This modern kitchen is fitted with a range of matching wall and base units, working surfaces, glass splashbacks and an inset 1.5 bowl sink with side drainer and Quooker tap. Integrated appliances include a 5 ring induction hob with extractor fan above, double oven with warming drawer, fridge and freezer, dishwasher and microwave. There is also a double glazed window to the rear elevation and a uPVC double glazed exterior door to the rear garden. A further door gives access to the inner hallway.

### Inner Hallway

With doors accessing the bedrooms, bathroom and rear staircase.

### Bedroom 1

15'0" x 10'7" (4.57m x 3.23m)

This generous bedroom is situated to the rear of the property, with views over the rear garden. This room is fitted with a double glazed window, central heating radiator and has fitted wardrobes which provide ample hanging and shelving space.

### Bedroom 2

10'7" x 10'5" (3.23m x 3.18m)

Currently used as a second sitting room, this double bedroom has a central heating radiator and a double glazed window to the rear elevation.

### Bathroom

Being of a good size and furnished with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, vanity wash hand basin and an encased low flush WC. There is a double glazed window to the rear elevation and a central heating radiator.

### Rear Staircase

Providing a small storage area and giving access to a spiral staircase which leads up to the attic room.

### Attic Room

13'5" x 10'1" (4.09m x 3.07m)

This space is currently used as an office. With 2 Velux style windows, a further door gives access to a further storage space which also houses the central heating boiler. There are several areas within this vast roof space which could create living accommodation to take full advantage of the far reaching views to the front (subject to the necessary planning/building consents)

### Garage 1

18'7" x 18'6" (5.66m x 5.64m)

Having excellent proportions with both width and height, this garage provides a utility area to the rear, electric car charging point, electrically operated door, power points and light. This space offers potential for further development and is open into garage 2.

### Garage 2

24'6" x 10'7" (7.47m x 3.23m)

Also having a double height ceiling, light, power points and an electrically operated door. There is also a double glazed window to the side elevation and Velux window. This superb space also offers development potential such as an annexe or additional living accommodation to the main house, which would be subject to the necessary planning consents.

### OUTSIDE:

Being beautifully presented from all elevations, there is a tarmac driveway offering parking for a number of vehicles, the gardens are surrounded by drystone walling and have been landscaped with decorative shingle borders and circular paved area with mature complementary planting. The front garden sweeps round to the side and furthermore into the rear, which is also predominantly laid to lawn with mature planted borders, paved patio areas and a superb seating area which is next to a waterfall and including garden shed. A

paved path leads down the other side of the property to the front.

### 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:

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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:

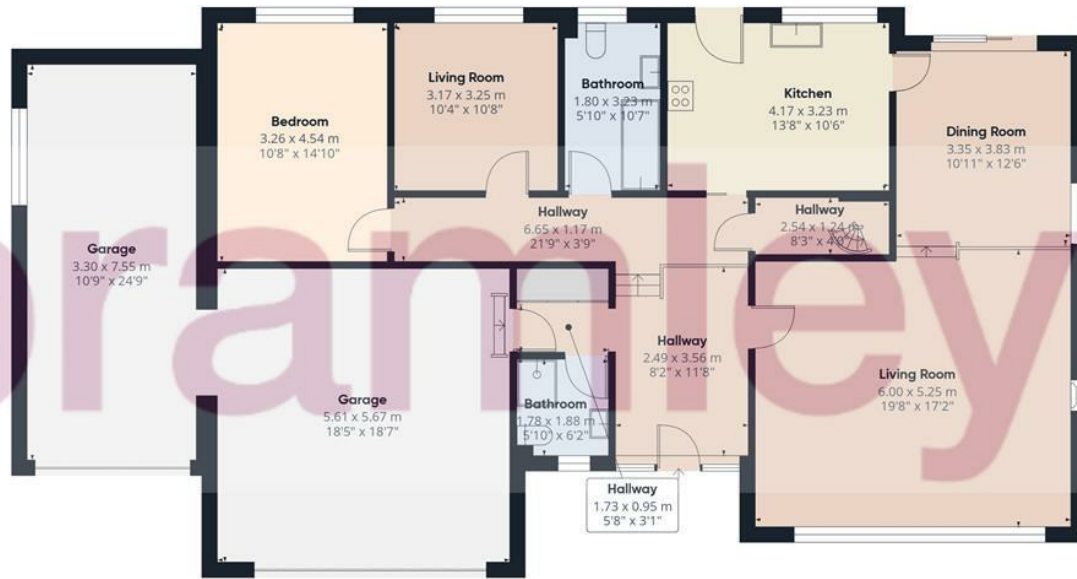
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

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







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

187.6 m<sup>2</sup>  
2019 ft<sup>2</sup>

**Reduced headroom**

6.2 m<sup>2</sup>  
67 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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