



11 Co-Operative Street, Lower Hopton, Mirfield, WF14 8NU

£160,000

bramleys



Situated in an ever popular location is this well presented two bedroomed traditional terraced house. Featuring uPVC double glazing and gas central heating system, the property has versatile accommodation arranged over three storeys. The lower ground floor has a spacious dining kitchen with a door out on to the garden, there is a pleasant ground floor lounge and two first floor bedrooms and bathroom to the first floor. Externally there is an enclosed rear garden along with on street parking opportunities to the front. Handily placed for well regarded local schooling, amenities and access to major road and rail links, the property is available with no onward chain. This perfect first home really must be viewed to be appreciated.

GROUND FLOOR

Entrance Vestibule

Accessed via an exterior front door and having stairs to the first floor accommodation.

Lounge

16'5" x 15'11" (5.00m x 4.85m)

This good sized lounge is located to the front and has a uPVC window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.

Lobby

With a built in desk and drawers, along with a uPVC window. Stairs lead down to the dining kitchen.

LOWER GROUND FLOOR

Dining Kitchen

15'2" x 14'1" (4.62m x 4.29m)

A spacious and versatile room with two uPVC windows and a central heating radiator. The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splash backs and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with stainless steel splashback, extractor

hood over and built in under oven. A uPVC window overlooks the rear garden and there is a plumbing for a washing machine. A uPVC door leads out to the rear.

FIRST FLOOR

Landing

A large landing with access to bedrooms and bathroom.

Bedroom 1

10'9" x 10'6" (3.28m x 3.20m)

Having a uPVC window to the front, a central heating radiator and a period fireplace to one wall.

Bedroom 2

10'7" x 7'9" plus doorway (3.23m x 2.36m plus doorway)

Overlooking the front and having a central heating radiator, a uPVC window and built in cupboard space.

Bathroom

OUTSIDE

The property is street lined to the front with provisions for on street parking. To the rear is an enclosed low maintenance paved garden with outer fencing and gateway.





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:

Leasehold - 999 year Lease from 6th October 1876

The vendor has advised us that in 36 years of ownership that no payment of service charges or ground rent has been requested. Title Plan available.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

A

MORTGAGES:

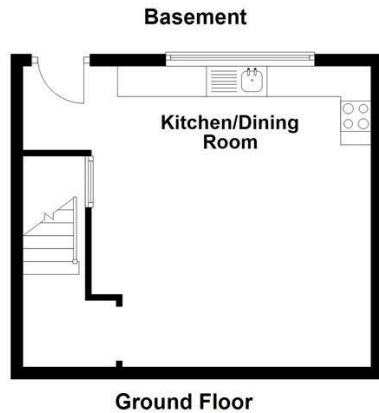
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







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