

5 Coppin Hall Lane, Mirfield, WF14 0EL

£190,000

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Situated in a popular residential area is this two bedroomed cottage style terraced house. The well presented accommodation will make an ideal first purchase and really must be viewed to be appreciated. Featuring uPVC double glazing and gas central heating system, the property has a modern kitchen and four piece bathroom, along with a conservatory extension to the rear. Located with easy reach of local amenities, well regarded schooling and major road and rail links.









GROUND FLOOR

Entrance Porch

Accessed via a composite front door and having further door into the Lounge.

Lounge

16'3" x 13'4" (4.95m x 4.06m)

This spacious and well presented Lounge has uPVC windows to both front and rear, along with a central heating radiator. A modern fireplace with inset fire is a focal point of the room and there are spotlights to the ceiling.

Conservatory

11'8" x 6'8" (3.56m x 2.03m)

Leading from the Lounge the conservatory offers versatile additional living space and has a uPVC door out to the garden.

Kitchen

13'8" max x 7'2" (4.17m max x 2.18m)

This modern kitchen has been fitted in recent years and has a good range of wall and base units with work surfaces and tiled splashbacks. Inset within the work surfaces is a sink unit with mixer tap and drainer, along with a four ring hob with extractor over and in built under oven. Cupboards provide space for a washing machine and there is a uPVC front window. A door leads to a useful storage cellar.

FIRST FLOOR

Landing

Having a spacious storage cupboard with window and access to the loft space.

Bedroom 1

13'5" x 10'0" (4.09m x 3.05m)

A good sized bedroom with a front uPVC window and a central heating radiator.











Bedroom 2

10'3" x 7'2" (3.12m x 2.18m)

Overlooking the front and having wall panelling, a uPVC window and a central heating radiator.

Bathroom

Furnished with a four piece suite comprising of a panelled bath, a wash basin and WC, along with a walk in shower cubicle. There is some tiling to the walls, a uPVC window and a central heating radiator.

OUTSIDE

To the front of the property is a small lawned forecourt garden with outer walling, gateway and steps to the front door. The low maintenance enclosed rear garden has a circular paved seating area with artificial grass and outer fencing.

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:

B

MORTGAGES:

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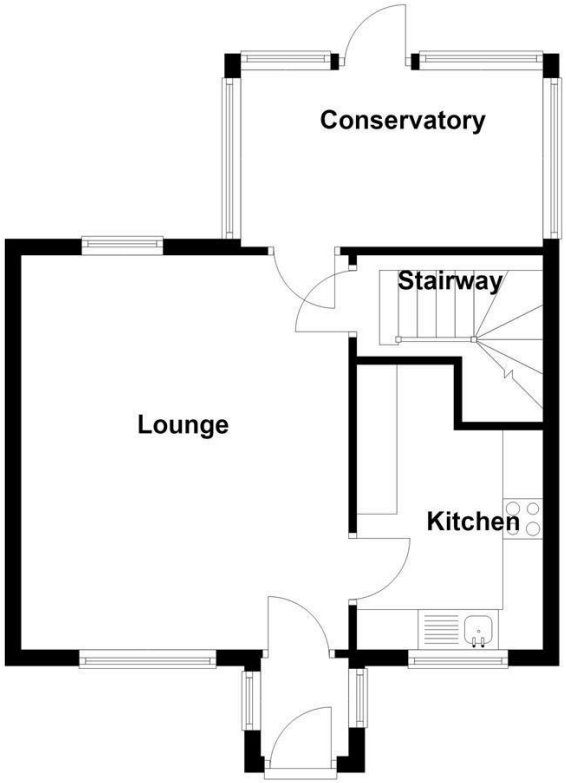
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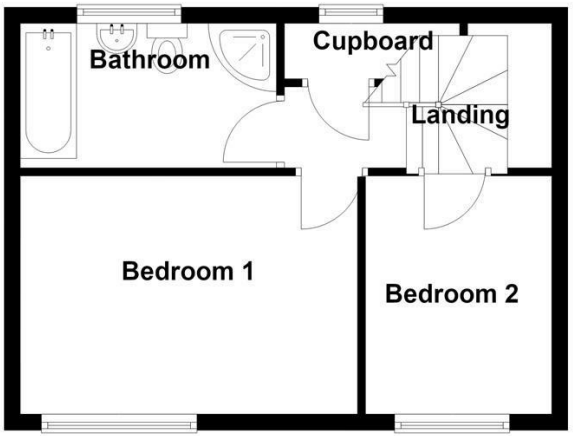




Ground Floor



First Floor



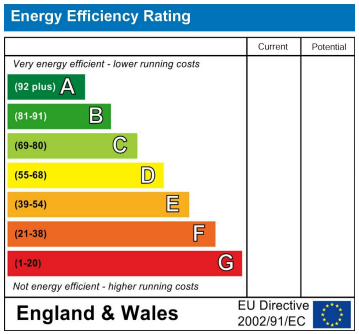


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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and 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



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