

22 Covey Clough Court, Upper Hopton, Mirfield, WF14 8JL

Offers Over £259,995

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Situated in a select cul de sac in a sought after location, is this stone built end mews property. Offering 3 bedroomed accommodation which is arranged over 3 levels, the property offers a wealth of potential and an early viewing is strongly encouraged. Available with no onward chain and located within easy reach of local amenities, well regarded schooling and major road and rail links.



GROUND FLOOR

Entrance Hall
Accessed via an exterior front door and having a central heating radiator and stairs to the first floor accommodation.

Ground floor WC
Furnished with a WC and a hand wash basin.

Lounge with dining space
19'0" x 12'5" (5.79m x 3.78m)
A spacious living space with windows to the the front and two central heating radiators. French doors lead out to the rear.

Kitchen
9'8" x 9'5" (2.95m x 2.87m)
Fitted with wall and base units, work surfaces and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with under oven and there is space and plumbing for a washing machine. Windows overlook the rear and a door opens into the entrance hall.

FIRST FLOOR

Landing
Having a window to the rear.

Bedroom
18'11" x 12'10" (5.77m x 3.91m)
Formerly two bedrooms, this spacious room has windows to front and rear, along with two central heating radiators.

Ensuite Shower Room
In need of repair, the ensuite has a shower cubicle, a wash basin and a WC(broken).

SECOND FLOOR







Bedroom

13'1" x 8'10" (3.99m x 2.69m)

Having a window to the front and a central heating radiator.

Bedroom

10'10" x 9'10" (3.30m x 3.00m)

With a window to the rear and a centra heating radiator.

Bathroom

Furnished with a panelled bath, a wash basin and a WC.

OUTSIDE

To the front of the property is a small garden area with parking space and a single garage located in a block (end garage). To the rear is a small paved area.

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:

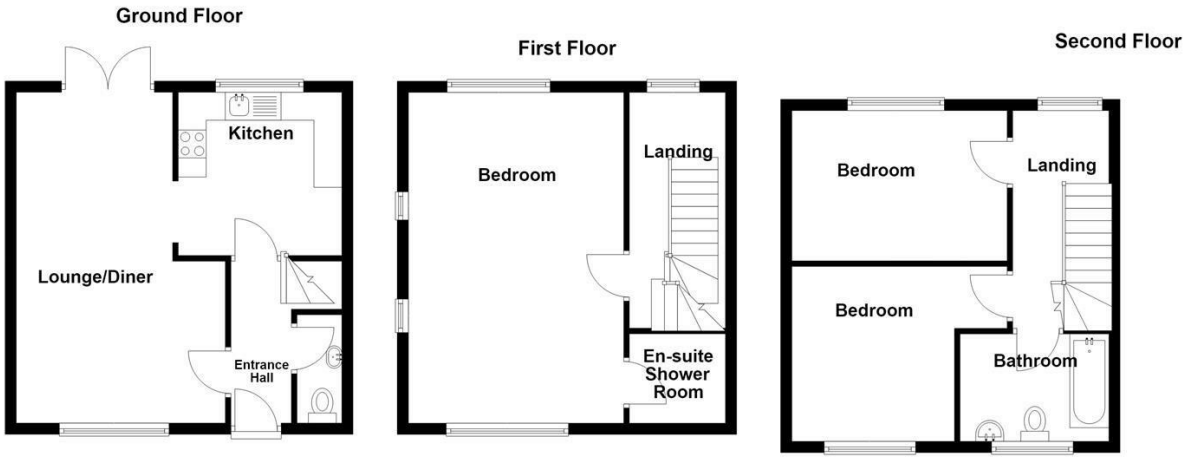
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

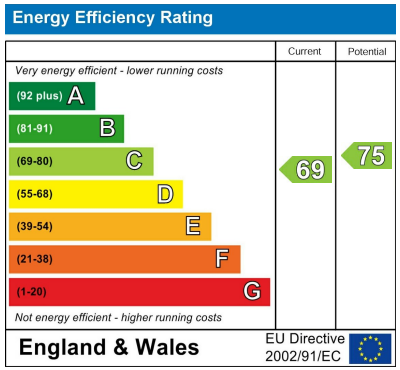
ONLINE CONVEYANCING SERVICES:

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.







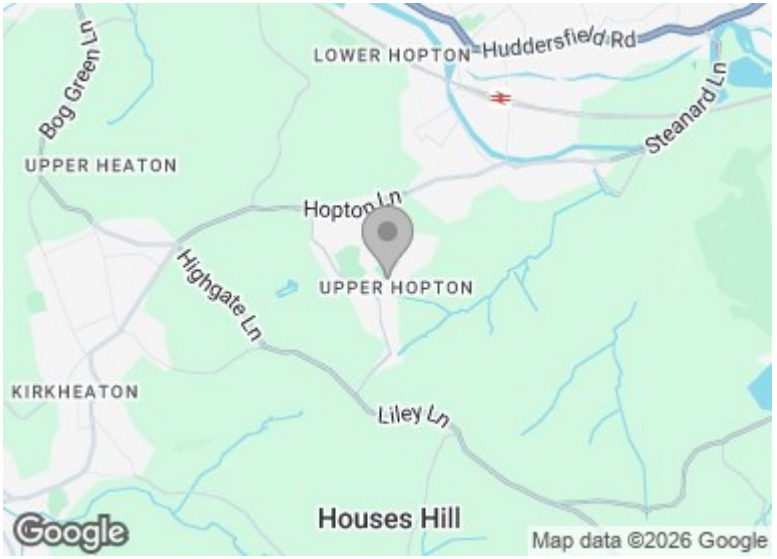


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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