



**66 Hopton Lane,
Mirfield, WF14 8JS**

£1,300 Per Calendar Month

- IMMACULATELY PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE
- LOUNGE
- THREE BEDROOMS
- DRIVEWAY TO DETACHED GARAGE & GARDENS FRONT AND REAR

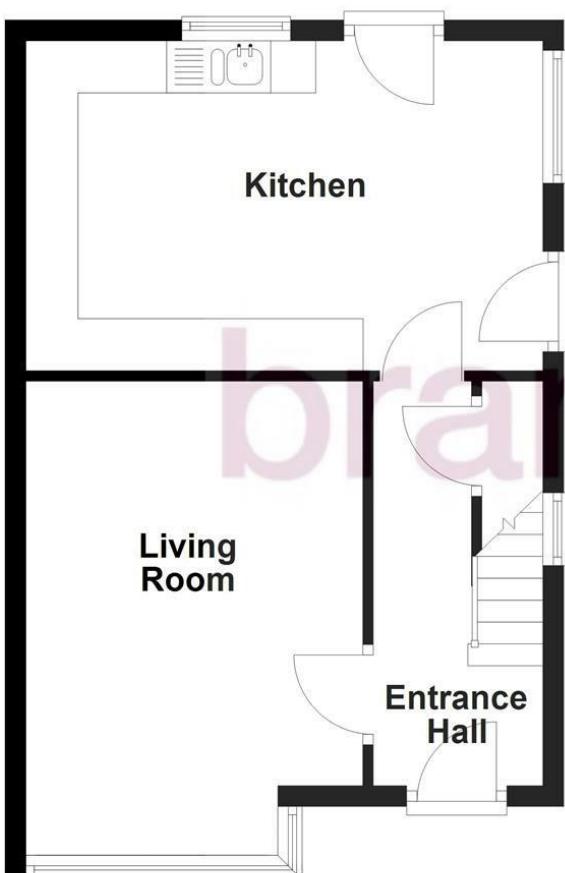
- GOOD ACCESS TO MOTORWAY NETWORK AND PLEASANT OUTLOOK
- DINING KITCHEN
- BATHROOM

bramleys

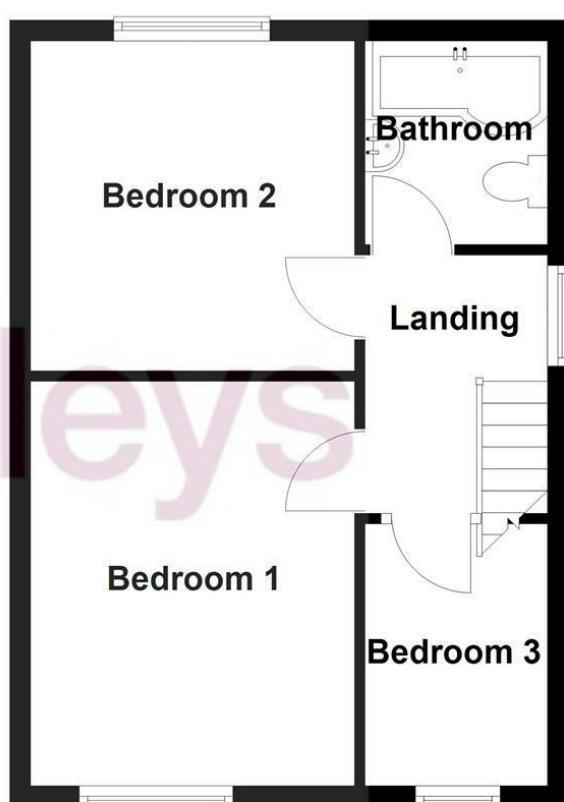
This immaculately presented brick built 3 bedroomed semi-detached property offers modern accommodation and benefits from uPVC double glazing and a gas fired central heating system and has accommodation which comprises in brief:- entrance hall, lounge, modern fitted dining kitchen, first floor landing, 3 bedrooms and white bathroom suite. Externally, there is a driveway providing off road parking to the front and side, there is a section of lawned garden to the front and to the rear is a raised patio with lawned garden beyond which adjoins open fields and takes advantage of views across the adjacent valley. The property is located in Lower Hopton which is on the outskirts of Mirfield town centre where there are an array of amenities, well renowned local schooling and a railway station for access to Dewsbury and Leeds and there is a access via junction 25 to the M62 motorway giving access to Leeds and Manchester. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1500.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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			
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

Huddersfield | Halifax | Elland | Mirfield