

bramleys

For Sale

**6 CHILTERN DRIVE
UPPER HOPTON
MIRFIELD
WF14 8PZ**

RESIDENTIAL SALES

£475,000



- **5 DOUBLE BEDROOMS**
- **QUALITY FIXTURES & FITTINGS**
- **IMMACULATELY PRESENTED**
- **LUXURIOUS FAMILY BATHROOM**
- **2 X EN-SUITE SHOWER ROOMS**
- **LARGE EXTENDED DINING KITCHEN/FAMILY ROOM**



This 5 bedroom detached family home is situated in this first class residential area, at the head of this quiet cul-de-sac, enjoying distant views. Having undergone an extensive programme of renovation in recent years and most recently having had a quality fitted kitchen with Neff and Miele appliances, feature wood burning stove, Oak herringbone parquet flooring and landscaped rear garden. This stylish home enjoys plenty of natural light and the large extended kitchen diner/ family room and luxurious family bathroom make the property really stand out and offers that wow factor. Also having all the modern comforts such as a ground floor wc and utility, an additional reception room and two en-suites. Handily placed for those wishing to commute to the major trading centres of the area with junction 25 of the M62 motorway approximately 2.5 miles away and convenient for the railway station in Mirfield which has direct links to Leeds, Manchester and London.

The accommodation briefly comprises:-

GROUND FLOOR:

A composite entrance door gives access to the entrance hall.

Entrance Hallway

Having Oak parquet flooring in a herringbone design, staircase with under stair storage and a central heating radiator.

Lounge

6.81m x 3.28m (22'4" x 10'9")

This cosy reception room has a feature wood burning stove with Oak mantle, a uPVC double glazed window to the front and French doors to the rear.



Dining Room/Play Room

5.49m x 2.44m (18'0" x 8'0")

This versatile second reception room has laminate flooring, a central heating radiator and uPVC double glazed window to the front elevation.



Kitchen/Family Room

7.14m x 5.51m (23'5" x 18'1")

A great space for entertaining family and friends and having Oak parquet flooring, LED spotlighting and contemporary wall mounted radiators. The kitchen area has a range of quality fitted cupboards with integrated double oven/microwave steamer and warming drawer. There is a large integrated refrigerator and freezer and island unit with built in storage, induction hob, sink with mixer tap and circular breakfast bar. French doors lead out onto the landscaped garden and uPVC double glazed windows let in plenty of natural.



Utility Room

2.62m x 1.68m (8'7" x 5'6")

The utility room has tiled flooring, uPVC double glazed window, plumbing for an automatic washing machine, space for a tumble dryer, sink unit and external composite door. The utility gives access to the wc and garage.

Wc

Also having tiled flooring, a low flush wc, hand wash basin and extractor fan.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window and access to the loft space.

Master Bedroom

5.59m max x 3.48m (18'4" max x 11'5")

A spacious double bedroom with floor to ceiling fitted robes which provide hanging and shelving facilities. There is a central heating radiator and uPVC double glazed windows which enjoy distant views down the cul-de-sac and beyond.



En-suite Shower Room

Having tiled walls and flooring, shower cubicle with overhead rainfall shower and separate hand shower, low flush wc, pedestal wash hand basin, chrome towel radiator and uPVC double glazed window.



Bedroom 2

4.29m x 3.51m (14'1" x 11'6")

Another spacious double with a central heating radiator and uPVC double glazed window which also enjoys distant views.



Bedroom 3

3.12m x 4.34m max 2.72m to robes (10'3" x 14'3" max 8'11" to robes)

Situated to the rear of the property and having modern fitted robes which provide hanging and shelving facilities, there is a central heating radiator and uPVC double glazed window which overlooks the rear garden.



En-Suite Shower Room

Having tiled walls and floor, corner shower cubicle, low flush wc, pedestal wash hand basin, chrome towel radiator and extractor fan.



Bedroom 4

4.29m x 2.67m (14'1" x 8'9")

Situated to the rear and having a central heating radiator and uPVC double glazed window.

Bedroom 5

4.29m x 2.67m (14'1" x 8'9")

Also situated to the rear and having a central heating radiator and uPVC double glazed window.

Family Bathroom

This luxurious suite has a double walk-in shower, low flush wc, free standing bath tub with central mixer tap, double vanity wash hand basins, chrome towel radiator, tiled feature wall, tiled flooring and a uPVC double glazed window.



OUTSIDE:

To the front is a lawned garden with double driveway providing off road parking. Gated paths lead down both sides of the property to a flagged area and raised lawned garden. There is a further private patio adjacent to the kitchen French doors ideal for alfresco dining in the summer months. The integral garage has internal power and lighting.



COUNCIL TAX BAND:

F

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact on 01924 495334. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

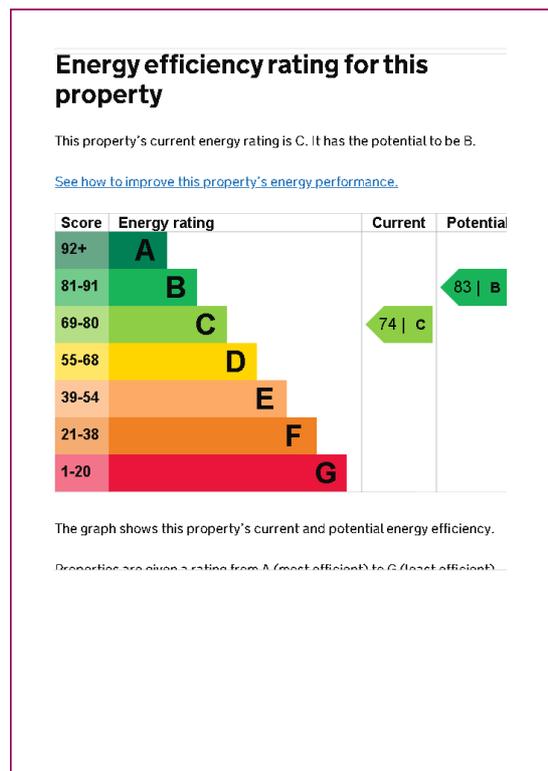
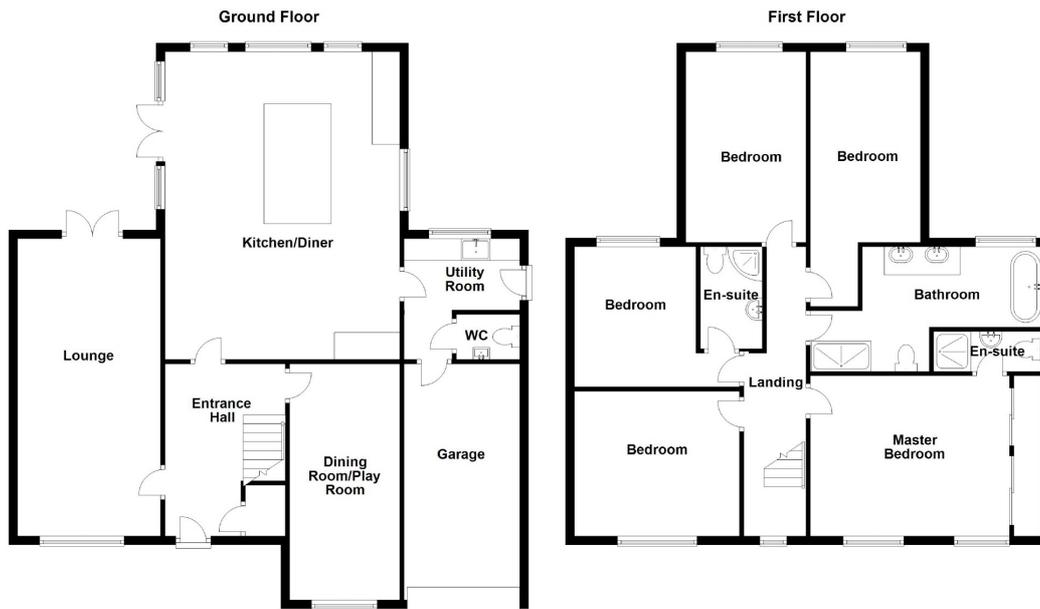
ON-LINE CONVEYANCING SERVICES:

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.

DIRECTIONS:

Leave our Mirfield office via Huddersfield Road travelling in the direction of Huddersfield. Take a left hand turning onto Station Road which in turn becomes Hopton New Road and at the mini roundabout turn right onto Hopton Lane and continue up the hill. Take a left hand turning onto Hopton Hall Lane and then turn right onto Cheviot Way. Follow the road round and take a left hand turning onto Chiltern Drive where the property can be found at the head of the cul-de-sac.





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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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