

## Flat 29 Autumn Heights

Kitson Hill Road, Mirfield, WF14 9BY

A one double bedroom second floor flat located within this popular development. Capturing the breathtaking rural views from the Juliet balcony for as far as the eye can see! A short distance to the centre of Mirfield which offers a wide variety of amenities and excellent public transport links. The railway station connects neighbouring towns and cities such as; Huddersfield, Leeds and Manchester, as well as having a direct line to London. Motorway networks are also within close proximity. Enjoying well maintained communal gardens as well as parking which is available for residents and visitors. Also having communal lounges for residents to socialise. NO CHAIN!

Offers Around £115,000

# Flat 29 Autumn Heights

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- ONE DOUBLE BEDROOM FLAT
- LOCATED ON THE SECOND FLOOR WITH LIFT ACCESS
- LOCATED A SHORT DISTANCE TO THE CENTRE OVER 55'S ONLY
- STUNNING VIEWS TO THE REAR ASPECT
- NO CHAIN
- OF TOWN & AMENITIES

## Entrance

### Open Plan Living Kitchen

27'6" x 15'1" (max) (8.4 x 4.6 (max))

### Bathroom

9'6" x 7'10" (2.9 x 2.4)

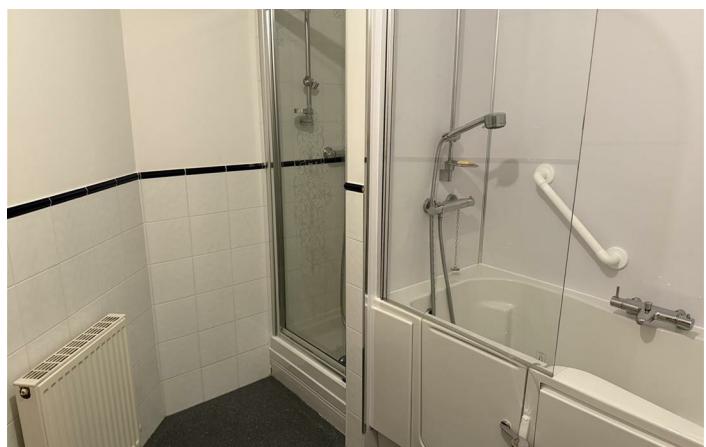
### Bedroom

14'1" x 9'2" (max) (4.3 x 2.8 (max))

### Parking

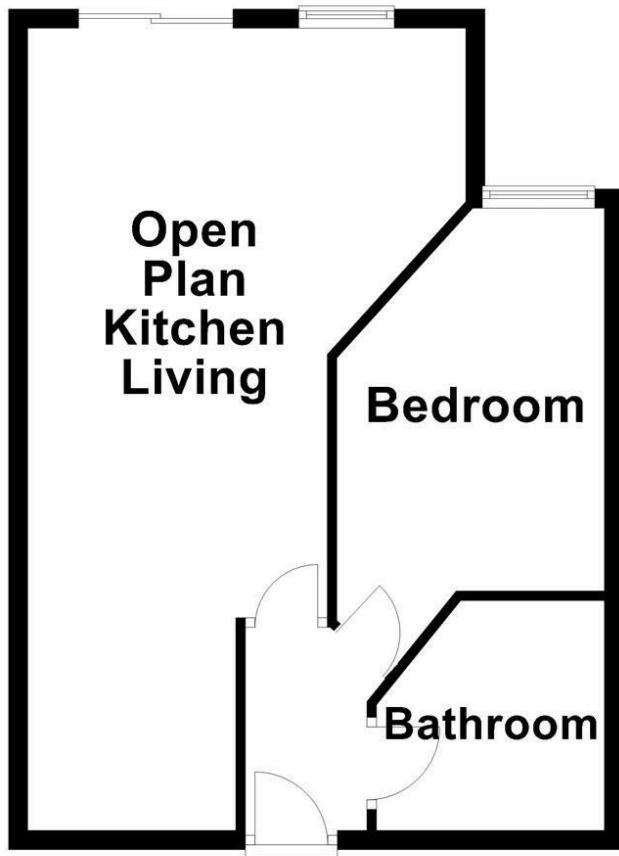
### Communal





## Floor Plan

### Ground Floor



**Autumn Heights, Kitson Hill Road, Mirfield**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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