



26 Autumn Heights, Mirfield, WF14 9BY
£119,950

bramleys

NO UPPER CHAIN - SECOND FLOOR APARTMENT - ALLOCATED PARKING

Offered for sale with no upward chain, is this 1 bedroom, second floor apartment. Situated in a development for the over 55's, the property provides modern fixtures and fittings and accommodation which comprises:- entrance hall with telephone entry system, open plan living kitchen with Juliet balcony, double bedroom and 4 piece bathroom. There is also uPVC double glazing, gas fired central heating and secure allocated/visitor parking. Additional facilities include a communal lounge area, laundry room, lift and *visitor/guest bedroom (*subject to additional cost). Externally there are communal gardens, allocated parking within a secure car park and is well placed for access to Mirfield town centre and amenities nearby. An internal viewing is highly recommended to fully appreciate the position of this quality apartment.



GROUND FLOOR:

Enter the property via a communal external door. Access can be gained to the communal lounge, inner hallway which leads to the communal laundry room, as well as lift access and stairs which provide access to the first and second floors.

SECOND FLOOR:

Enter the apartment via an external door into:-

Entrance Hall

With telephone entry system and loft access point.

Open plan Living Kitchen

The kitchen area is fitted with a range of wall and base units, with working surfaces, tiled splashbacks, inset sink unit with side drainer and mixer tap, Integrated appliances include a 4 ring electric hob with oven, plumbing for a washing machine and space for a fridge and freezer. There is a uPVC double glazed window to the side elevation which has stunning views over farmland, the kitchen is open plan to the living area which is fitted with a central heating radiator and a uPVC double glazed window, with sliding patio doors which access a Juliet balcony which provides views over the garden and farmland beyond.

Bedroom 1

A good sized double bedroom with ample fitted wardrobes which are ideal for hanging and storage. There is also a central heating radiator and uPVC double glazed window which overlooks the garden.

Bathroom

Being fully tiled and fitted with a separate shower cubicle, panelled bath, sink and low flush WC. There is also a central heating radiator.

OUTSIDE:

A sweeping driveway provides access to the development, where there are well stocked communal gardens, flowerbeds and lawns with mature shrubs, trees and patio seating area. There is secure off road parking, along with additional visitor parking close to the main entrance.

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:

Leasehold - Term: 125 years from 30 July 2004

The service charge/ground rent is £269.50 p/m and covers gas, electric, water, cleaning and maintenance of the communal areas and the grounds outside.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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:

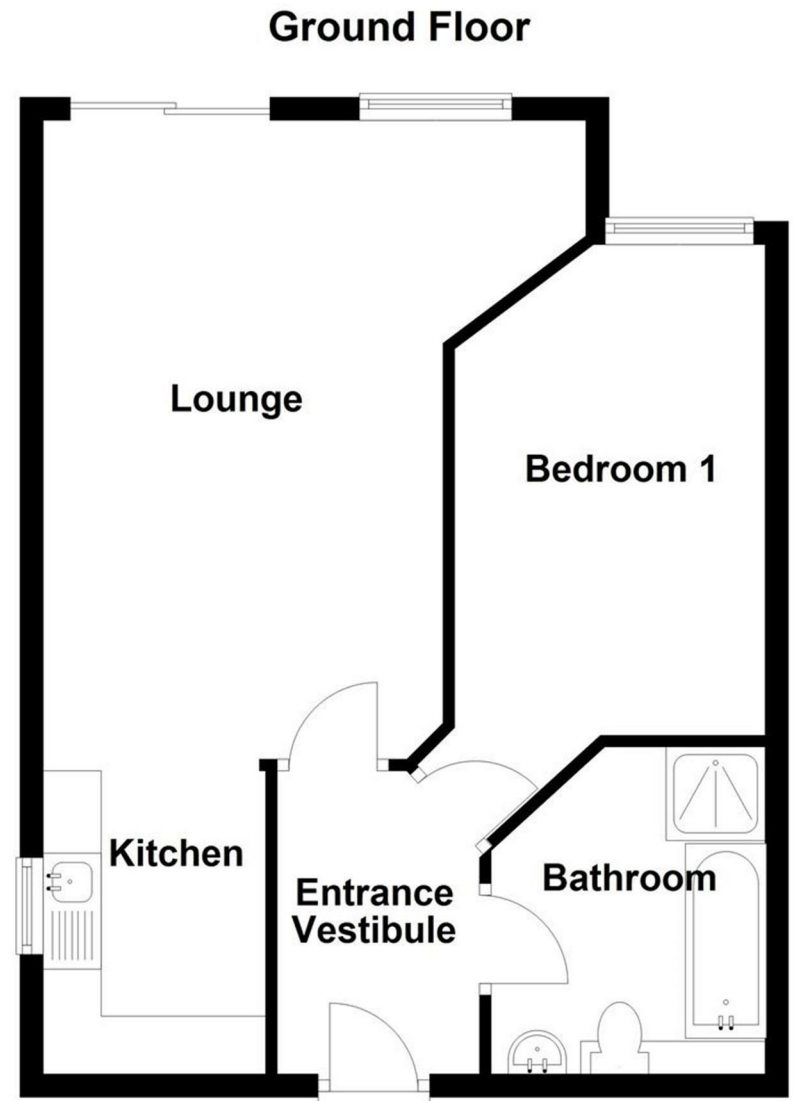
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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

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