



15 Crow Nest Court, Mirfield, WF14 9SP

£79,950

**bramleys**



Bramleys are delighted to welcome to the market this 2 bedroom, second floor apartment with far reaching views towards Hopton. Situated in a convenient location with easy access to Mirfield town centre and all the amenities afforded there, including excellent public transport links. This good sized accommodation comprises:- lounge, kitchen, bathroom, 2 bedrooms and hallway. Ample storage space.

Externally there are communal gardens and off road parking.

Forming an ideal purchase for the retired couple, investor or first time buyer alike, an internal viewing is highly recommended to fully appreciate the size of accommodation on offer.



## GROUND FLOOR:

Enter the communal area via a timber and glazed door, with electric intercom system. Take two flights of stairs to the second floor, where this property can be found on the left hand side.

## SECOND FLOOR:

Enter the apartment via a timber door into;-

### Entrance Hallway

Having an electric storage heater, door accessing the generously sized storage cupboard and a further cupboard.

### Lounge

18'6" x 9'5" (5.64m x 2.87m)

Having an electric fire which is set within a surround, with back and hearth. This good sized reception room also has a uPVC double glazed window to the rear which provides far reaching views. A door gives access to the kitchen.

### Kitchen Diner

9'7" x 8'3" (2.92m x 2.51m)

Fitted with a range of wall and base units, laminated work surfaces, splashbacks, electric hob, electric oven, space for a washing machine and space for an undercounter fridge.

### Bedroom 1

14'3" x 8'6" (4.34m x 2.59m)

Having an electric heater and a uPVC double glazed window to the rear elevation, which provides far reaching views.

### Bedroom 2

10'9" x 6'9" (3.28m x 2.06m)

Another good sized bedroom, with a uPVC double glazed window providing views and fitted with a storage heater.

### Bathroom

Furnished with a 3 piece suite comprising of a bath with shower above, vanity sink and a low flush WC. There is also a electric heater.

## OUTSIDE:

There are communal gardens to the front and side of the property. To the rear there is an off road parking space.



### 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 & SERVICE CHARGE:

Leasehold - Term: 125 years from 30 October 2001

Service Charge & Ground Rent £1370.65 Per Annum.

This covers the building insurance, communal cleaning, general upkeep of the building, window cleaning and Gardens.

Please note, the rent shown is likely to be historic and we would therefore 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.

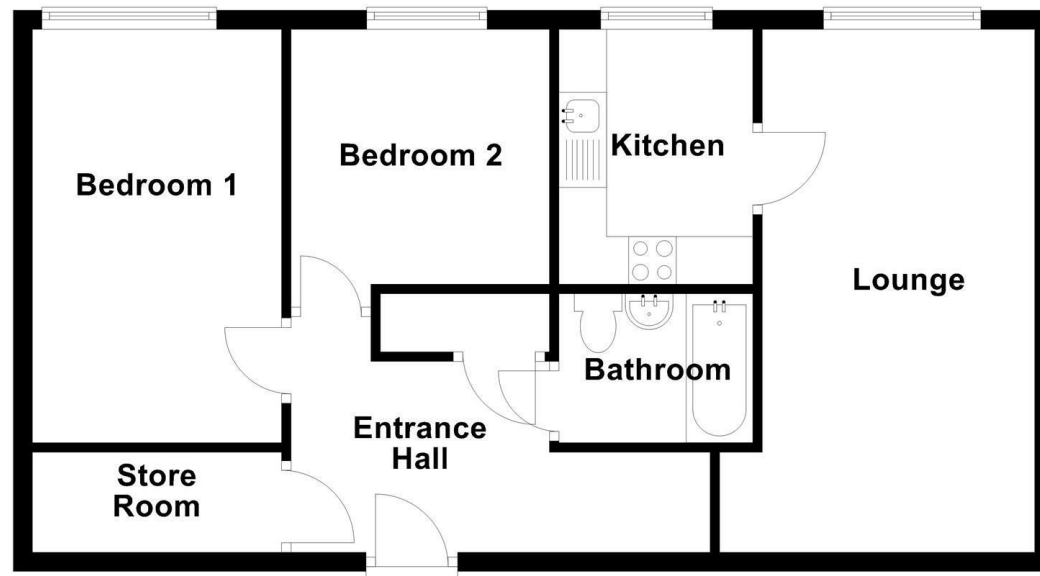
### ONLINE CONVEYANCING SERVICES:

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.

## Ground Floor



### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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