



77 Northway, London Park, Mirfield, WF14 0LW
No Onward Chain £110,000

bramleys



An early viewing is recommended to appreciate this good sized 2 bedroomed first floor flat. For sale with no vendor chain and offering spacious accommodation which offers gas fired central heating and uPVC double glazing, together with a layout which comprises:- lobby with stairs to entrance hall, lounge with dining area and bay window, kitchen, 2 double bedrooms and bathroom with 3 piece suite. Externally there are communal garden areas, along with a brick built outhouse. Situated in a popular residential area, close to schools and public transport links with Mirfield town centre being only a short distance away.

FIRST FLOOR

Accessed via a uPVC double glazed exterior door is the entrance lobby.

Entrance Lobby

Having stairs rising to the hallway.

Hallway

Having a central heating radiator, loft access point and doors accessing all of the accommodation.

Lounge/Dining Room

17'9 x 14'6 (5.41m x 4.42m)

A well proportioned lounge dining room with 2 uPVC double glazed windows to the front with far reaching views, an electric fire with a wooden surround, back and hearth and a central heating radiator.



Kitchen

9'7 x 9'1 (2.92m x 2.77m)

Fitted with a range of matching base and wall units with laminated working surfaces, inset into which is a stainless steel sink unit with side drainer and mixer tap. There is space and plumbing for an automatic washing machine, gas cooker point and space for a fridge freezer. There are uPVC double glazed windows to both the rear and side elevations and has a central heating radiator.

Bedroom 1

12'8 x 10'9 (3.86m x 3.28m)

A well proportioned master bedroom with a central heating radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom 2

13'1 x 9'4 (3.99m x 2.84m)

A second bedroom of double proportions with a uPVC double glazed window to the front and a central heating radiator.





TENURE:

Leasehold - Term: XXX years from XX/XX/XX / Rent: Service charge £105 pa
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.

Bathroom

Fitter with a 3 piece suite comprising bath with shower over, pedestal wash hand basin and low flush W.C. Being part tiled with uPVC double glazed window to the rear and a central heating radiator.

OUTSIDE

There is a pathway to the front of the property. To the rear there is a communal garden area which is predominantly lawned. There is a useful brick built outhouse and on-street car parking.

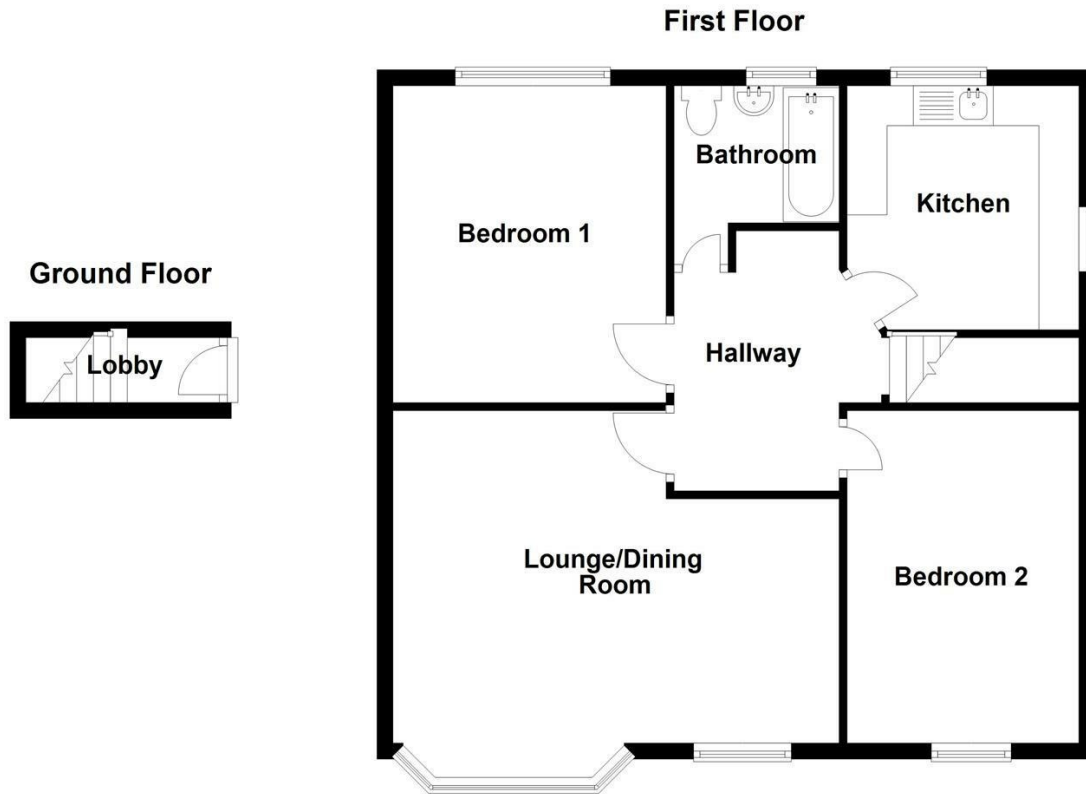
BOUNDARIES & OWNERSHIPS:

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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