



Apt 25, Wheatley House St. Pauls Lock, Mirfield, WF14 8BT  
£375,000

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This superbly appointed third floor apartment provides just under 900sqft of living accommodation and is set within an exclusive Darren Smith Homes development which is available for those over 55, seeking a refined low maintenance lifestyle in the heart of Mirfield.

This well planned accommodation briefly comprises open plan living, with integrated kitchen, utility room, 2 double bedrooms with fitted wardrobes, bathroom and separate WC. French doors from the living area open onto a balcony with beautiful views over the communal garden areas and towards St Pauls church.

Finished to a high specification throughout with underfloor heating, security alarm, lift access, secure undercroft parking and beautifully designed communal areas. The development combines town centre convenience, excellent transport links, peaceful gardens and access to canalside walks.

An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.



## GROUND FLOOR:

Enter Wheatley House via a communal door into the communal entrance atrium, which is well presented and houses the apartment mailboxes. Doors provide access to the undercroft parking area, stairwell to all floors and a separate access to the external areas. A further door from the atrium leads to the lift.

## THIRD FLOOR - NO.25

Enter through a timber external door into:-

### Entrance Hall

With 3 useful storage cupboards (one of which houses the boiler, one provides hanging and storage space and mirrored cupboard with further hanging space). There is an intercom entry system, light well and doors into:-

### Living Kitchen

22'7" x 14'9" (6.88m x 4.50m)

This impressive open plan living kitchen is designed for both every day comfort and is also a superb place for entertaining. The contemporary kitchen features sleek fitted cabinets, undermounted 1.5 bowl sink with drainer grooves, Corian work surfaces and central island. There is ample storage throughout, with high tech integrated appliances which include fridge freezer, induction hob, dishwasher, wine cooler and 2 ovens. There are also ceiling spotlights, overcounter extractor fan and open shelving, together with space for a dining table and chairs. To the living area there are beautiful views over the communal gardens via double glazed French doors which also give access out on to the balcony and enjoys ample natural light.

### Utility

Fitted with a range of modern wall and base units, working surfaces, inset sink with mixer tap, space for a dryer and space for a washing machine.

### Bedroom 1

11'9" x 10'7" (3.58m x 3.23m)

A generously sized master bedroom which has a range of fitted wardrobes to one wall, which provide ample hanging and storage space, and there is a double glazed window which overlooks the communal gardens.

### Bedroom 2

12'1" x 9'8" (3.68m x 2.95m)

A second bedroom of double proportions, having a uPVC double glazed window which overlooks the communal gardens. There are also fitted wardrobes and dressing area to one wall.



## Bathroom

A stunning contemporary bathroom which has been fitted with a 4 piece suite comprising of a bath, walk-in shower, concealed flush WC and a wall hung sink with drawers beneath. There is also a light well, ladder style radiator and full tiling to the floor. To the walls there is neutral wall panelling and recessed niche shelving with light.

## Separate WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity wash hand basin. There is also a further storage cupboard and wall light points.

## OUTSIDE:

The apartment benefits from having a balcony from which to enjoy views over the communal gardens. The communal gardens have seating areas set within landscaped grounds. The main development can be accessed via electric gates to further secure undercroft parking, which has electric doors and there is also a pedestrian gate which gives access to Mirfield town centre.

## 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: 150 years from 01/01/2016

Ground Rent: £XX

Service Charge: £XX

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.

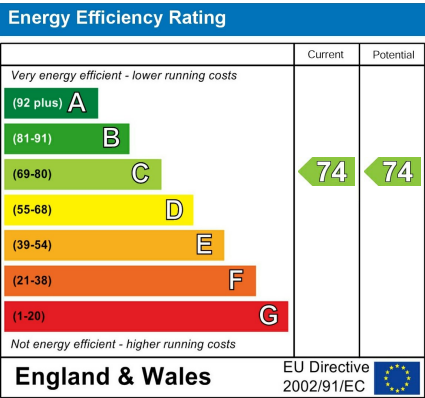
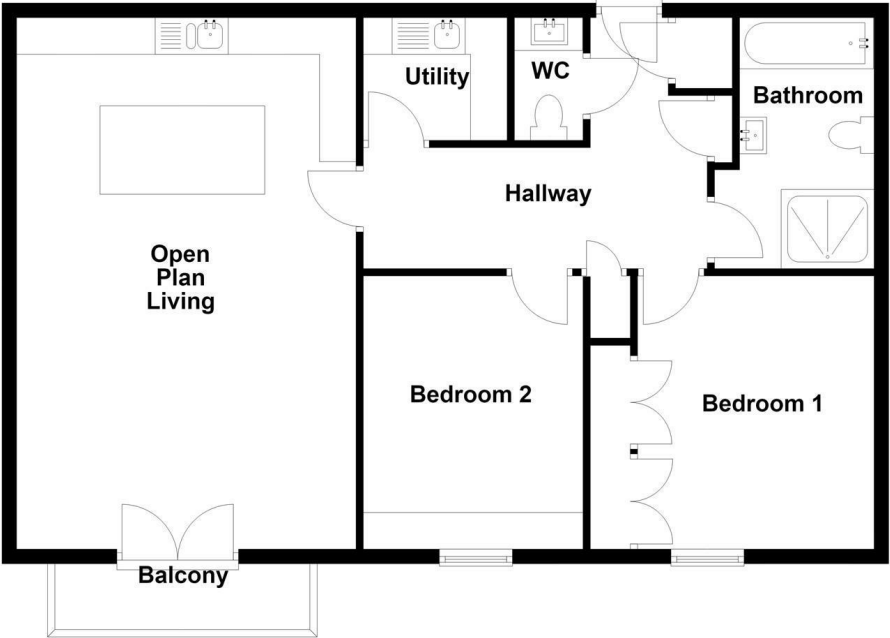
## VIEWINGS:

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



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