Apartment 11, 97 Huddersfield Road, Mirfield, WF14 8BB

£131,950

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Offered for sale with no vendor chain, is this well kept 2 bedroom first floor apartment. With communal lift, the property would ideally suit a number of different requirements and is an ideal investment property.

With accommodation briefly comprising:- entrance hall, living kitchen, 2 double bedrooms, en suite to master, and a modern bathroom.

Externally there is an allocated parking space, along with visitor parking.

The apartment is well placed within Mirfield town centre, with excellent public transport links and access to the shops and cafes.

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

GROUND FLOOR:

Enter the property through a timber and glazed exterior door into the communal hall.

Communal Hallway

With a staircase rising to the first floor and lift access.

FIRST FLOOR:

Apt 11

Enter the property via a timber door into the entrance hallway.

Entrance Hallway

With door accessing a useful storage cupboard and further doors accessing all of the accommodation.

Living Kitchen

25'0" x 11'9" max (7.62m x 3.58m max)

This well proportioned living kitchen has ample natural light by way of 2 uPVC double glazed French doors with Juliet balconies and providing far reaching views. The kitchen area is fitted with a range of wall and base units with laminated work surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer and mixer tap, integrated 4 ring electric hob, electric oven, extractor fan, space and plumbing for a washing machine, integrated fridge and freezer. To the living area there is an electric wall mounted radiator.

Bedroom 1

10'5" x 8'3" (3.18m x 2.51m)

Having a set of uPVC double glazed French doors accessing a Juliet balcony. There is also a uPVC double glazed window to the front elevation, wall mounted electric radiator and door accessing the en suite.

En suite Shower Room

Fitted with a 3 piece suite comprising of a walk-in shower, pedestal wash hand basin and low flush WC. There is an electric radiator and this room is part tiled.

Bedroom 2

10'5" x 8'5" (3.18m x 2.57m)

A second bedroom of double proportions, with a uPVC double glazed window to the front elevation and an electric wall mounted radiator.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC. There are part tiled walls and an electric wall mounted radiator.

OUTSIDE:

To the front of the property there is allocated parking, with visitor parking beyond.

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.

DIRECTIONS:

Leave the centre of Mirfield via Huddersfield Road in the direction of Huddersfield. The entrance to the development will be found after a short distance on the left hand side, opposite Ings Grove Park.

TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 01/01/2005

Service Charge: £2,132.12 per annum - this covers buildings insurance, fortnightly cleaning of common areas, gardening, lift maintenance/servicing, monthly window cleaning and management fees. Also covers reserves for decorating, electricity and other communal costs.

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:

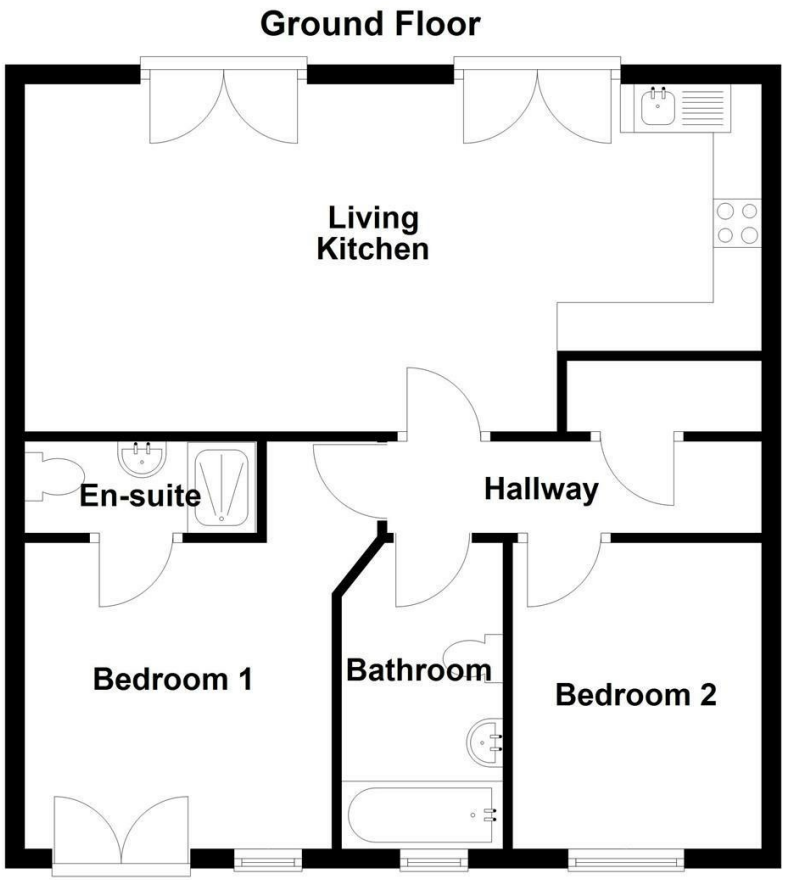
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

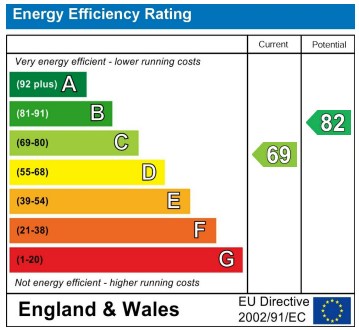
ONLINE CONVEYANCING SERVICES:

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.





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