



39 Marmaville Court, Mirfield, WF14 9TS  
£299,950

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This extremely spacious 2nd floor apartment is a great alternative to a bungalow and offers 3 DOUBLE BEDROOMS, 2 EN-SUITES (both with windows) and an additional bathroom. Offered for sale with NO VENDOR CHAIN and enjoying a pleasant open aspect over the communal gardens. Also having the benefit of a SINGLE GARAGE and off road parking. This well maintained apartment comprises: entrance hall with built in storage, lounge with view over the gardens, fitted kitchen diner with integrated appliances, 3 beds, 2 en-suite shower rooms and separate 3 piece bathroom. This gated development is situated on the outskirts of Mirfield town centre, handily placed for amenities which include the railway station connecting neighbouring towns and cities, including Huddersfield, Leeds, Manchester and direct line to London.





## SECOND FLOOR:

The apartment can be found on the second floor of this development, accessed from the courtyard.

### Split Level Entrance Hall

The main door opens to the entrance vestibule which has 3/4 steps connecting to the hallway. There are built in storage cupboards located off the hallway, 2 central heating radiators and a boiler cupboard.

### Lounge

16'0 x 12'9 (4.88m x 3.89m)

A spacious reception room with Juliet balcony which allows plenty of natural light and enjoys a pleasant aspect over the communal gardens with views beyond. This room has 2 central heating radiators.

### Dining Area

10'2 x 7'10 (3.10m x 2.39m)

The dining area is open plan to the kitchen and has carpeted flooring, a central heating radiator and a uPVC double glazed window.

### Kitchen Area

10'7 x 10'3 (3.23m x 3.12m)

The kitchen has a range of wall and base units with quartz work surfaces, sink unit and integrated appliances include 5 ring gas hob with extractor above, eye level oven, dishwasher, washing machine, fridge and freezer. A double glazed window overlooks the courtyard.

### Master Bedroom

12'2 x 14'1 ext to 16'6 (3.71m x 4.29m ext to 5.03m)

This double bedroom has fitted wardrobes, a central heating radiator and a uPVC double glazed window which enjoys views over the gardens.

### En-Suite Shower Room

Having part tiled walls, tiled flooring, shower cubicle, wc, pedestal wash hand basin, heated towel radiator and an electric shaver point.

### Bedroom 2

10'7 x 12'9 plus 8'3 x 4'6 (3.23m x 3.89m plus 2.51m x 1.37m)

Another generous double bedroom with fitted wardrobes, 2 central heating radiators and a uPVC double glazed window which overlooks the courtyard.

### En-Suite Shower Room

Having part tiled walls, tiled flooring, shower cubicle, wc, pedestal wash hand basin, heated towel radiator, electric shaver point and a uPVC double glazed window.

### Bedroom 3

12'8 x 9'3 (3.86m x 2.82m)

Another double bedroom with 2 uPVC double glazed windows and a central heating radiator.



**Bathroom**

Having a bath, wc, pedestal wash hand basin and heated towel radiator. Also having an electric shaver point, tiled flooring and part tiled walls.

**OUTSIDE:**

The development is accessed via electric gates and the apartment has its own designated parking space plus visitor spaces available. There is a single garage measuring 16'9 x 8'7 approx. with electric up and over door. The development is surrounded by communal gardens which are attractive and well kept.

**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 our Mirfield office via Huddersfield Road (A644) travelling in the direction of Dewsbury continuing for approximately 1/4 mile before taking a left hand turning onto Church Lane and after a short distance, turn right into the gated entrance to Marmaville Court.

**TENURE:**

Leasehold - Term: 125 years from 01/03/2021 Service Charge: £2850.47 per annum  
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:**

Band C

**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.



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

