



16 Huddleston Court, Mirfield, WF14 8BD
£145,000

bramleys



This 2 double bedroom second floor apartment is situated on this quiet cul-de-sac within a block of only 6 apartments. Handily placed within walking distance to the centre of Mirfield and all required local amenities, shops, schools & transport services with the railway station approximately 400 yards away providing links to Leeds, Manchester and London. Offering neutral decor, uPVC double glazing, gas fired central heating and accommodation comprising: Communal entrance reception, entrance hall, lounge/diner, fitted kitchen, 2 bedrooms and bathroom. Outside there is a communal lawned garden area, views overlooking the canal and allocated and visitor parking available.



GROUND FLOOR:

Communal Entrance

The communal entrance has a staircase which leads to all floors. Please note there is no lift at this development.

SECOND FLOOR:

Entrance Hall

This spacious entrance hall has access to all rooms and has laminate flooring, a central heating radiator, wall mounted intercom system and a built-in store cupboard. The hallway also has a loft hatch.

Kitchen

8'9 x 6'5 (2.67m x 1.96m)

The kitchen houses the central heating boiler, laminate floor and a range of wall and base units with working surfaces over and tiled splash backs, there is an integrated gas hob, electric oven and extractor, space for a tall fridge freezer, sink unit and side drainer, a central heating radiator and a uPVC double glazed window which has a pleasant open aspect.

Lounge Diner

11'9 max x 14'5 10'9 min (3.58m max x 4.39m 3.28m min)

A good size room having a central heating radiator and a uPVC double glazed window which enjoys an elevated open aspect to the front.

Bedroom 1

11'9 x 11'8 (3.58m x 3.56m)

This spacious double bedroom has a central heating radiator and a uPVC double glazed window to the rear with canal side views.

Bedroom 2

9'5 x 8'8 (2.87m x 2.64m)

Another good double which has a central heating radiator and a uPVC double glazed window to the rear with canal side views.

Bathroom

Having a three piece suite comprising bath with shower attachment over and screen, low flush wc, pedestal wash hand basin, extractor fan, laminate flooring and a central heating radiator.



OUTSIDE:

The property has an allocated parking space and visitor parking. To the side and rear is a pleasant communal space with flagged patio and lawned areas.

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 Mirfield via Huddersfield Road travelling in the direction of Huddersfield. At the set of traffic lights adjacent to Speights Lighting shop take a left hand turn into Newgate and continue over the canal taking a left hand turn shortly afterwards into Huddleston Court where the property can be found.

TENURE:

Leasehold - Term: 999 years from 01/01/03 Service charge and ground rent £900 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 B

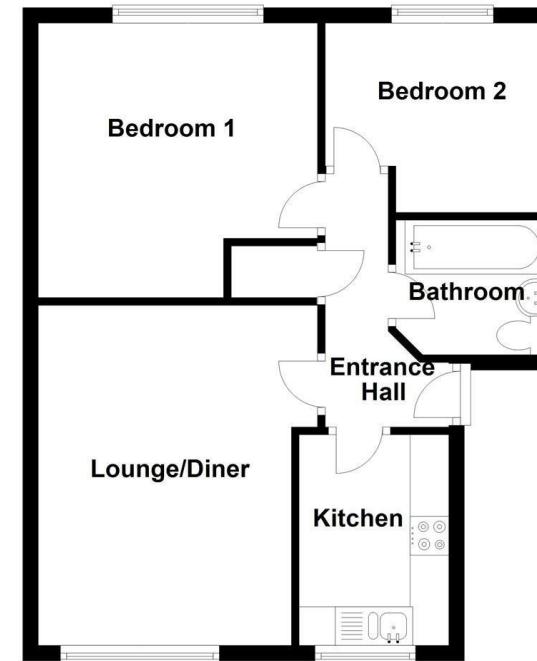
MORTGAGES:

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.

Second 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		
(68-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	