



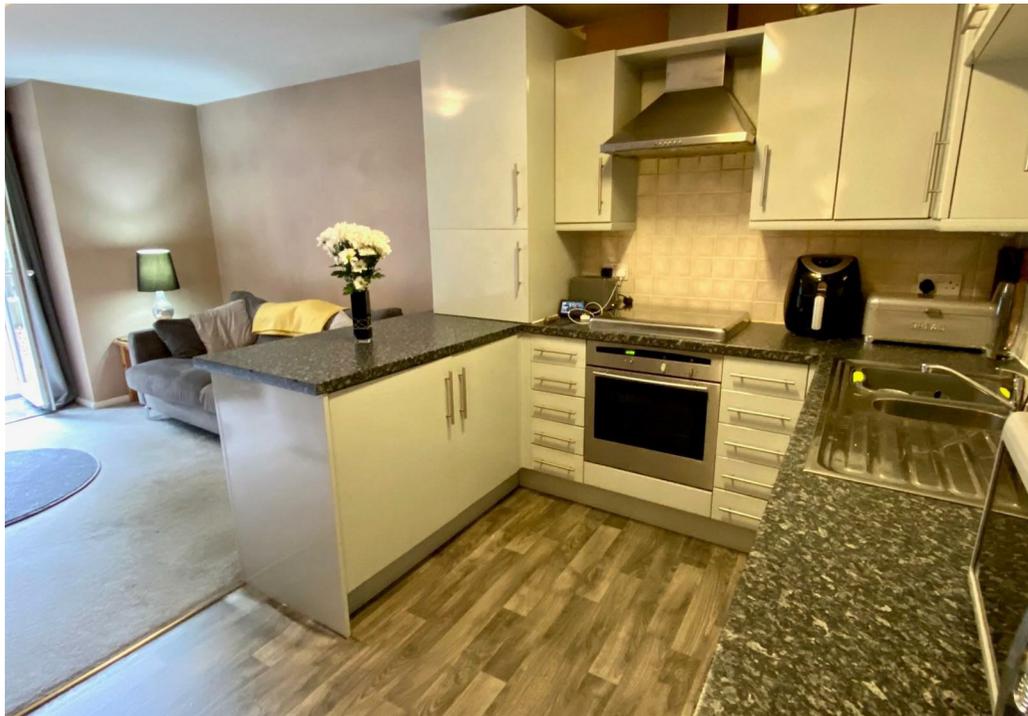
Apartment 4 The Coachings, 1G Lee Green, Mirfield, WF14 0BL

£119,950

bramleys



This ground floor, 1 bedroom apartment has its OWN PRIVATE GARDEN accessed from the living area. Being situated within this small block of similar properties and having a secure gated entrance with telephone entry system, allocated parking space and visitor parking. Conveniently placed for amenities within walking distance and bus route. Having uPVC double glazing, gas fired central heating (boiler installed 2019) and accommodation comprising: entrance hall with built in cloaks cupboard, open plan kitchen and lounge, double bedroom with built in wardrobe and modern three piece shower room. Also having an allocated parking space together with visitor parking. An ideal alternative to a bungalow for those requiring single storey living or alternatively as a lock up and leave.



GROUND FLOOR:

Secure gates give access to the development. Apartment 4 can be found to the left hand side via a communal entrance.

Entrance Hall

Having a built in cloaks cupboard and a central heating radiator.

Open Plan Kitchen/Diner/Lounge

19'9 x 13'1 (6.02m x 3.99m)

This open plan living space provides ample room for dining and seating. There is a central heating radiator and uPVC patio doors lead out onto the private garden. The kitchen comprises wall and base units with working surfaces over and tiled splash back, integrated gas hob with extractor hood over, stainless steel sink unit, integrated oven, fridge and freezer and space for a washing machine. There is a cupboard which houses the central heating boiler.

Bedroom

9'2 x 9'1 (2.79m x 2.77m)

This double room has a built in double wardrobe, a central heating radiator and a uPVC double glazed window.

Shower Room

A modern suite with tiled walls comprising shower with overhead rainfall shower and separate hand shower, wc, vanity sink unit with storage drawers beneath, ladder style radiator, laminate flooring and a uPVC double glazed window.

OUTSIDE:

The apartment has its own private low maintenance gravelled garden, which provides space to sit out and hang washing. There is an allocated off road parking space and visitor parking available.

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 Bramleys Mirfield office via Huddersfield Road in the direction of Dewsbury and turn immediately left onto Knowl Road. Continue along this road which in turn becomes Water Royd Lane, at the Savile Arms pub turn right onto Lee Green, where the property can be found further down on the left hand side.

TENURE:

Leasehold - Term: 125 years from 1/1/2003 Service charge for 20/4/23 - 19/04/24 £1456.18 Reserve Fund £100

We would advise all prospective purchasers to clarify the above 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.



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			
(69-80) C		73	76
(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	

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