



Apt 17, Wheatley House St. Pauls Lock, Mirfield, WF14 8BT

£400,000

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This elegant first floor apartment, provides just under 1,000 sqft of living accommodation. Set within an exclusive Darren Smith home development which is available for those over 55, seeking a refined low maintenance lifestyle in the heart of Mirfield.

The well planned accommodation 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 and master bedroom open on to a generous south-facing balcony which provides views over the canal and beyond.

Finished to a high specification throughout, including underfloor heating, terrestrial, satellite and dual ethernet sockets to the lounge and both bedrooms, lift access, secure undercroft parking and beautifully designed communal areas. The development combines town centre convenience, excellent transport links and peaceful canal side surroundings.

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 lobby. In the beautifully presented entrance lobby the apartments post boxes can be found and there are doors which give access to the undercroft parking which also has stairs leading to all floors and a separate access to outside. A further door from the lobby leads to the lift.

FIRST FLOOR:

No.17

Enter the apartment through a timber door into:-

Hallway

Having 2 useful storage cupboards (one of which houses the boiler and one which provides hanging and storage space), intercom entry system, and doors accessing all of the accommodation.

Living Kitchen

22'7" x 20'3" (6.88m x 6.17m)

The impressive open plan living kitchen space is designed for both everyday comfort and style entertaining. The contemporary kitchen features sleek fitted cabinets, undermounted double sink with side drainer, Corian worktops and central island. There is ample storage throughout and

high spec integrated appliances which include:- a fridge freezer, induction hob, dishwasher, wine cooler, Quooker tap and 2 ovens (one pyroclean and one combination microwave oven). There are also ceiling spotlights, statement over island lighting and complimentary open shelving which enhance this modern space. To the dining area there is further contemporary lighting and a uPVC double glazed window to the side elevation. The living area is well proportioned and enjoys ample natural light via two sets of French doors which open out on to a generous balcony. The balcony provides stunning canal side views which extend over towards the hills of Hopton.

Utility

Fitted with a range of modern wall and base units, laminate worktops, sink, space for a fridge or condenser dryer, wall mounted pull-out drying rack together with space for a washing machine.

Bedroom 1

12'8" x 11'9" (3.86m x 3.58m)

A generous and well presented master bedroom, fitted with contemporary fitted wardrobes and drawer units which provide ample hanging and storage space. There is a TV point, ceiling spotlights and French doors which give access to the balcony.



Bedroom 2

11'11" x 9'9" (3.63m x 2.97m)

A second bedroom of double proportions, also having fitted wardrobes, ceiling spotlights and a uPVC double glazed window which provides views over the canal. This room offers the potential to be used as a home office if required.

Bathroom

This stunning contemporary bathroom has been fitted with neutral wall panelling and recessed niche shelving with lighting. Furnished with a 4 piece suite comprising of a bath with feature splashback and shower attachment, walk-in shower with feature splashback and glass shower screen, a concealed flush WC and a wall hung sink unit with drawers beneath. There is also a ladder style radiator and fully tiled floor.

Separate WC

Furnished with a 2 piece suite comprising of a low flush WC and floating shelf with sink and concealed lighting. There is a further storage cupboard, wall light points and ceiling spotlights.

OUTSIDE:

From the apartment access can be gained to a larger than average balcony. There is also use of the communal gardens and communal terrace areas. The main development can be accessed via electric gates, to a further secure undercroft parking area, where there are two allocated parking spaces and EV charger point.

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 and including 1 January 2016

Ground Rent: £175 per annum

Service Charge: £1263 payable six monthly

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:

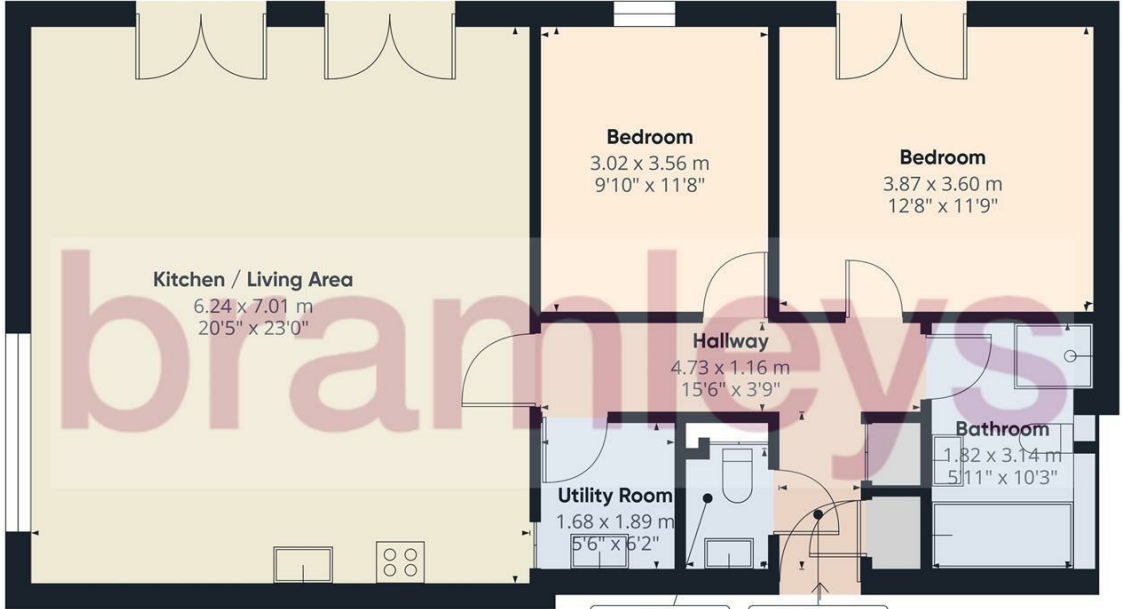
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.







Approximate total area⁽¹⁾
88.7 m²
955 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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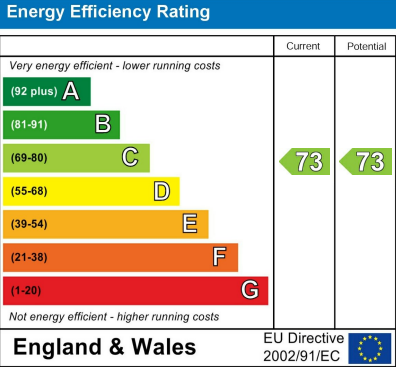
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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