



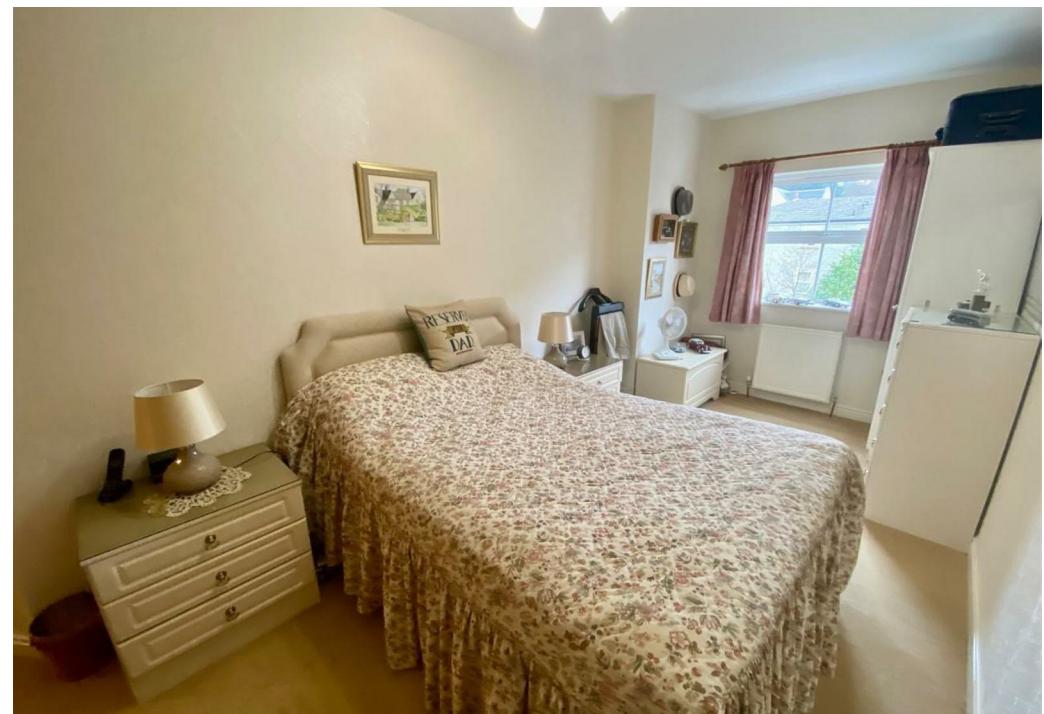
Apt 23 Autumn Heights, 142 Kitson Hill Road, Mirfield, WF14 9BY
£159,950

bramleys



Offered for sale with no vendor chain is this 2 bedroom, 2nd floor apartment which is available for over 55s. Situated in pleasant surroundings with views over farmland, this superb apartment is approximately 1 mile from Mirfield town centre and convenient for the M62. Being well presented the accommodation comprises: entrance hall, spacious lounge diner with open plan fitted kitchen, 2 double bedrooms and a 4 piece bathroom suite. Also having uPVC double glazing, gas fired central heating and secure off road parking. Additional facilities include communal lounge area, in-house laundry, guest bedroom, visitor parking and a lift servicing all floors. A service charge is payable of £217 per month which includes water rates, electricity, gas, buildings insurance, repairs and renewals, lift maintenance, telephone entry system & cleaning of communal areas.





Ground 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		
(69-80)	C		
(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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