



Flat 22, Autumn Heights, 142 Kitson Hill Road, Mirfield, WF14 9BY
£150,000

bramleys



NO UPPER CHAIN - OVER 55'S

Offered for sale with no vendor chain on a select development for the over 55's, is this 2 double bedroom, second floor apartment. Providing modern fixtures and fittings, including a 4 piece bathroom. The apartment is set in peaceful communal gardens and comes with allocated parking within a secure car park.

Handily placed for access to local transport links and Mirfield town centre which is only a short distance away. The accommodation comprises:- entrance hall with telephone entry system and built-in storage cupboard, spacious open plan lounge with dining area, modern fitted kitchen, 2 double bedrooms and a 4 piece bathroom. There is also uPVC double glazing, Juliet balcony, gas fired central heating and secure allocated/visitor parking.

Additional facilities include communal lounge area, laundry room, lift and ground floor guest bedroom.

An internal viewing is highly recommended to fully appreciate the position of this quality apartment.

Energy Rating: TBA



GROUND FLOOR:

Enter the building through a communal entrance door.

Communal Entrance Hall

With access to the communal lounge, inner hallway with access to the laundry room and lift to both first and second floors.

SECOND FLOOR:

Apartment 22

Enter through an external door into:-

Entrance Hall

With a telephone entry system, built-in storage cupboard and loft access point.

Open Plan Lounge/Kitchen

27'6" x 12'3" min / 15'0" max (8.38m x 3.73m min / 4.57m max)

The kitchen area has a range of wall and base units with working surfaces and tiled splashbacks, inset in to which is a sink unit with side drainer and mixer tap, further integrated appliances include a 4 ring electric hob with oven, plumbing for an automatic washing machine, space for a fridge and space for a freezer. The lounge area has a central heating radiator, a uPVC double glazed window and sliding patio doors which access a Juliet balcony.

Bedroom 1

15'9" x 8'1" (4.80m x 2.46m)

With a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 2

15'3" x 8'8" (4.65m x 2.64m)

A second bedroom of double proportions, having a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Being fully tiled and fitted with a separate shower cubicle, panelled bath, sink and low flush WC. There is also a central heating radiator.

OUTSIDE:

A sweeping driveway provides access to the development, where there are well stocked communal gardens which have flowerbeds, lawns, mature shrubs, trees and patio seating area. There is secure off road parking and visitor parking close to the main entrance.



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 in the direction of Huddersfield, taking a right hand turning into Stocksbank Road and after approximately 1 mile, continue along this road, before turning right into Kitson Hill Road. Turn left into the private driveway which leads up to Autumn Heights on the left hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 03/12/2003

Ground Rent: £100 per annum

Service Charge: £261.89 per month (2024/2025)

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:

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.

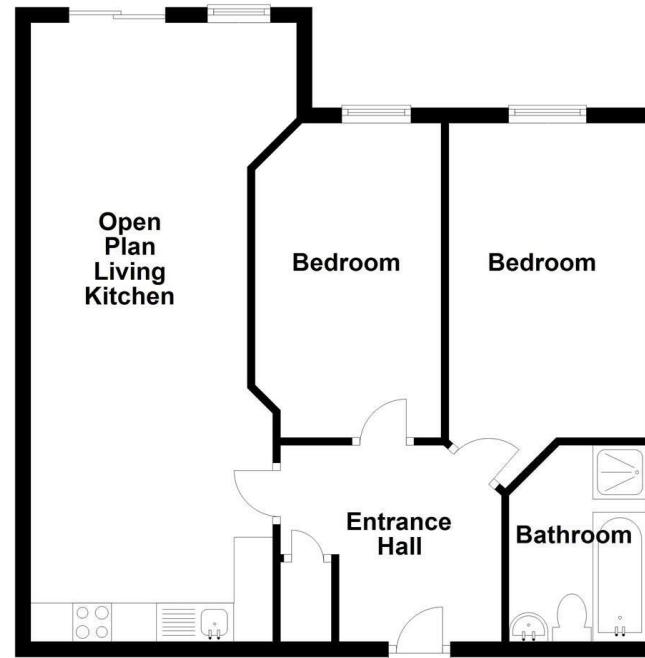
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

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

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		
(68-80) 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

Huddersfield | Halifax | Elland | Mirfield

