



Apartment 9 Malt House, St. Paul's Lock, Mirfield, WF14 8BT
£235,000

bramleys



****LAST REMAINING APARTMENT**** This stunning 2 double bedroom apartment for over 55's is situated within this sought after, NHBC multi award winning gated development, built by Darren Smith Homes, offering the perfect blend of luxury and convenience. Finished to a high specification with lift access, quality fixtures and fittings, built in storage/fitted wardrobes, under floor heating throughout, four piece bathroom and kitchen with granite work surfaces and Neff appliances. The communal terraces enjoy views over the Calder & Hebble Navigation canal and landscaped gardens provide a relaxing place to unwind. There is ample space within the secure undercroft parking together with cycle storage and additional visitor parking. Handily placed in the heart of Mirfield's conservation area within easy reach of shops, cafe's, supermarket and bus stops along with the train station which has direct links to Leeds, Manchester and London.



GROUND FLOOR:

Access can be gained to the development via the secure entrance gates which have a pedestrian gate to the side. Apartment 9 is situated within the Malt House at second floor level. The welcoming communal entrance has a warm cosy feel with luxury carpeted flooring, contemporary lighting and upholstered seating. The post box is located here and a staircase and lift lead to the first and second floor. You can even check the weather forecast for the day before you head out as the lift has a monitor which gives you a daily forecast!

FIRST FLOOR:

Entrance Hallway

This lovely hallway has a cloaks cupboard with fitted seat which has built in storage, a further cupboard has plumbing for a washing machine with shelf above to house a tumble drier. The hallway has a roof light tunnel which gives a surprising amount of additional natural light and there is a security alarm and telephone entry system which opens the main gate.

Bathroom

This four piece bathroom suite comprises a double-ended bath tub with central water fall bath filler, there is a free-standing sink with storage unit beneath, a large walk in shower with overhead rainfall shower and separate hand shower, wc, electric shaver point, chrome heated towel rail, tiled flooring and a further roof light tunnel.

Open Plan Living Kitchen

22'9" x 11'9" max (6.93 x 3.58 max)

This open plan living space has durable wood effect click flooring throughout. The lounge has a wall mounted built in TV and contemporary electric fire and a double glazed window enjoys views across the landscaped communal gardens with church beyond. The kitchen area enjoys additional natural light from the two Velux windows and has a quality range of wall cupboards and drawer units with soft close doors and granite working surfaces. There is a sink with mixer tap and granite drainer and integrated Neff appliances include slide and hide electric oven, microwave, refrigerator, freezer and dishwasher. There is also an induction hob with large extractor fan over, a wine cooler and built in bin storage.

Kitchen Area

Bedroom 1

8'11" x 11'11" (2.72 x 3.63)

This double room has fitted wardrobes which provide hanging and shelving facilities and a double glazed window which has views over the landscaped grounds. Access can be gained to the loft via a pull down ladder. The loft has power and provides useful additional storage.

Bedroom 2

8'0" x 9'11" to robes (2.44 x 3.02 to robes)

This second double room also has a fitted wardrobe which provides hanging space and shelving. A double glazed window again looks out over the landscaped gardens.



OUTSIDE:

Access can be gained via the main gates off Newgate. There are visitor parking spaces both outside of the main gate and within the development. The landscaped gardens provide a peaceful spot to relax with ample seating areas, surrounded by mature trees and lawns with planted borders. A pathway gives easy access to the town centre amenities and the secure, well lit, undercroft parking offers larger than average spaces.

The Malt House has a communal terrace with comfortable outdoor seating, planting and water feature and enjoys views over the canal side, ideal for socialising in the warmer months.

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 the Bramleys Mirfield office via Huddersfield Road (A644) in the direction of Huddersfield. Continue through the traffic lights and go straight ahead to the second set of lights at Speights lighting and turn left onto Newgate, follow the road round and St. Pauls Lock can be found on the left hand side just after the church.

TENURE:

Leasehold (150 years from 1st January 2016)

COUNCIL TAX BAND:

Band D

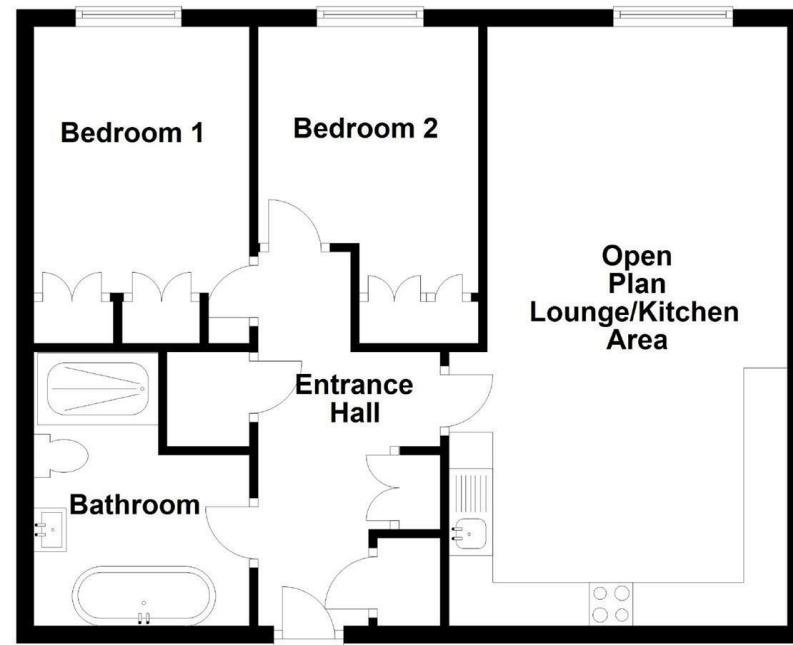
MORTGAGES:

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		
(69-80) C	76	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		