



**1 Bedroom  
Flat**

**13 Autumn Heights, Mirfield, WF14 9BY**

**Offers in region of: £120,000**



## Full Description

WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT, SITUATED IN THE GROUNDS OF FIELD HEAD NURSING HOME, WITH ONE BEDROOM, FITTED KITCHEN WITH OPEN PLAN LOUNGE, BATHROOM WITH SEPARATE SHOWER, TELEPHONE ENTRY SYSTEM, COMMUNAL LOUNGE, LIFT TO ALL FLOORS & PARKING.

Well presented one bedroom first floor flat situated in the grounds of Field Head Nursing Home. Autumn Heights provides communal lounge, telephone entry system and lift to all floors. The apartment comprises; entrance hall with access to all rooms, the lounge has views over the grounds and is open to the fitted kitchen, having wall and base units, electric oven, electric hob with extractor over, space for under counter fridge, and plumbing for automatic washing machine. The bedroom offers fitted bedside cabinet, cupboards and wardrobes, the bathroom features a separate shower, bath, pedestal wash hand basin and low flush w.c. There is allocated parking in the grounds. Please note; a monthly charge to the Management Company includes heating, water, communal space and external property maintenance and upkeep of the gardens.

## Property Rooms & Measurements

**ENTRANCE HALL** 6'4" X 8'9"

**LOUNGE/KITCHEN** 11'5" X 27'7"

**BATHROOM** 7'9" X 9'5"

**BEDROOM** 9'2" X 14'0"

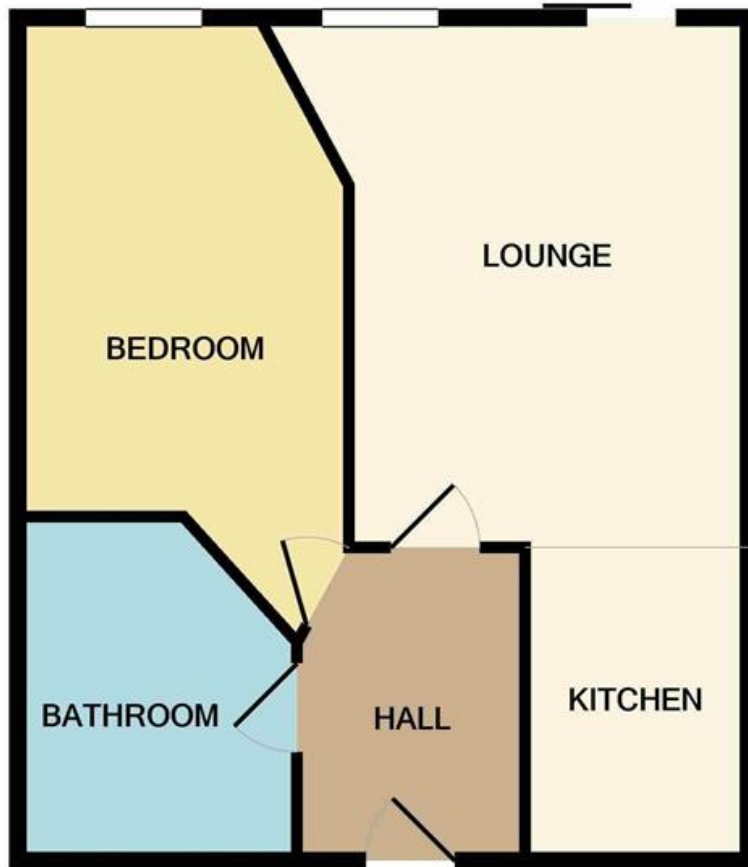
## Features

- RETIREMENT APARTMENT
- ONE BEDROOM
- KITCHEN & OPEN PLAN LOUNGE
- BATHROOM WITH SEPARATE SHOWER
- WELL PRESENTED
- DOUBLE GLAZING
- CENTRAL HEATING
- TELEPHONE ENTRY SYSTEM
- COMMUNAL LOUNGE
- LIFT TO ALL FLOORS









TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### VIEWING ARRANGEMENTS

By appointment with The Agent at:  
 Wilcock & Co, 116 Huddersfield Road, Mirfield,  
 West Yorkshire. WF14 8AB  
 Tel: 01924 481005 Email: hello@wilcockandco.com

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  | 81                      | 81        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) A  |  |                         |           |
| (81-91) B   |  | 81                      | 81        |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England, Scotland & Wales                                       |  | EU Directive 2002/91/EC |           |

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.