



27 Autumn Heights 142 Kitson Hill Road, Mirfield, WF14 9BY

£169,950

bramleys



This well maintained 2nd floor apartment is available to those aged 55 years or over. Being one of the best positions in the development, enjoying superb RURAL VIEWS to both side and rear. This lovely peaceful setting is handily located for the local bus route and on the outskirts of Mirfield town centre which is approximately 1 mile away. The accommodation comprises: entrance hall with telephone entry system and built in storage cupboard, spacious open plan lounge/diner with Juliette balcony and fitted kitchen, 2 double bedrooms and 4 piece bathroom. Also having uPVC double glazing, gas fired central heating and secure allocated/visitor parking. Additional facilities include communal lounge area, laundry room, lift and ground floor guest bedroom. A service charge of £261 per month is payable which includes water rates, electricity & gas, buildings insurance, hire of the laundry room, repairs & renewals, lift maintenance, telephone entry system and cleaning of communal areas. NO VENDOR CHAIN



GROUND FLOOR:

Enter the development through the main entrance door which gives to the intercom system and post boxes. Secure double doors (accessed via a key fob) lead to the communal lounge. The communal lounge leads to the communal entrance hall.

Communal Entrance

The main doors give access to the communal entrance hall. On the ground floor is a laundry room and guest bedroom. A staircase and lift service both first and second floors. The apartment is on the second floor.

SECOND FLOOR:

Entrance Hall

Having a useful built in cloaks cupboard ideal for storing coats, ironing board and vacuum cleaner. The hall has a telephone entry system and loft hatch. The loft has a pull down ladder is part boarded.

Kitchen Area

12'3 x 7'4 (3.73m x 2.24m)

The kitchen area has a uPVC double glazed window to the side which enjoys rural views and has a range of wall and base units with working surfaces over and tiled splash back, integrated electric hob with extractor over, integrated electric eye level oven, space for an under counter refrigerator and freezer and stainless steel sink unit with side drainer. There is plumbing for a washing machine behind where the freezer is currently.

Lounge Diner

27'1 max x 11'2 ext to 15'1 max (8.26m max x 3.40m ext to 4.60m max)

This spacious reception room has space for a dining table, wall lights, electric fireplace surround, uPVC double glazed window and French doors with Juliette balcony which enjoys south facing rural views.

Bedroom 1

14'10 x 9'1 (4.52m x 2.77m)

This double room has a central heating radiator and uPVC double glazed window which enjoys south facing rural views.

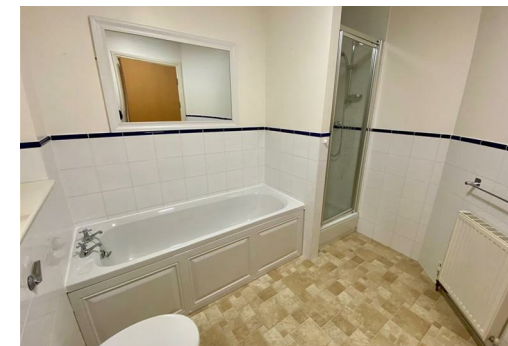
Bedroom 2

14'0 x 8'0 (4.27m x 2.44m)

Another double room and also having a central heating radiator and uPVC double glazed window which enjoys south facing rural views.

Bathroom

Having a four piece suite comprising shower cubicle, panelled bath, low flush wc and hand wash basin. There is part tiling to the walls, an extractor fan and a central heating radiator.



OUTSIDE:

A long sweeping driveway gives access to the development and there is an allocated parking space along with visitor parking. The communal gardens are well maintained and stocked with a variety of mature shrubs, small trees and plants. There is a patio area and bin storage.

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 and bear right onto Stocks Bank Road. Continue along Stocks Bank Road before taking a right hand turn onto Kitson Hill Road and turn left into the private driveway which leads to Autumn Heights.

TENURE:

Ground rent £100 per annum

A service charge of £261.89 per month is payable which includes water rates, electricity & gas, buildings insurance, repairs & renewals, telephone entry system and cleaning of communal areas.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

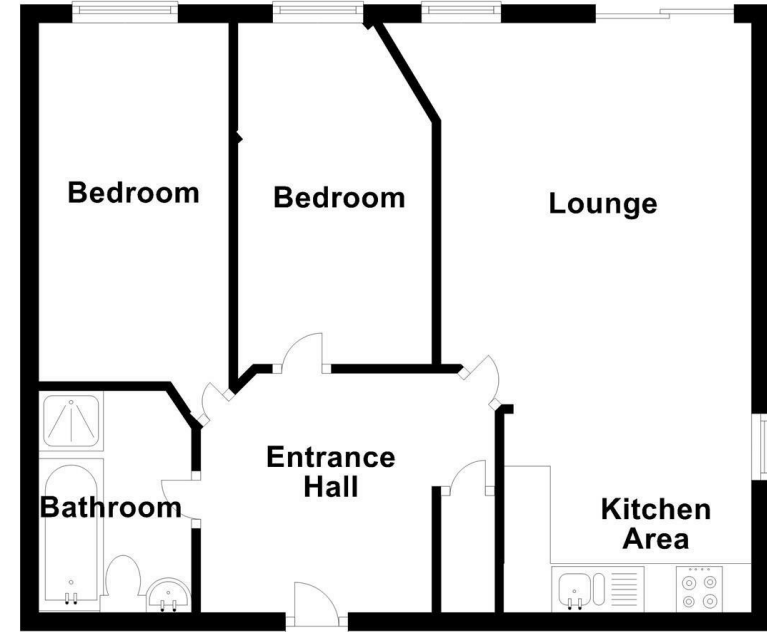
Band B

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.



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			
(112 plus) A			
(81-111) B		77	79
(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	