



29 Autumn Heights, Kitson Hill Road, Mirfield, WF14 9BY

£135,000

bramleys



This 1 bedroom second floor retirement apartment (over 55's) is offered for sale with NO VENDOR CHAIN. Enjoying rural views and a quiet peaceful setting. Handily placed for public transport links and Mirfield town centre which is only a short drive away. The accommodation comprises: Entrance hall with telephone entry system, spacious open plan lounge/diner with fitted kitchen and Juliette balcony, 1 double bedroom and a 4 piece bathroom with walk in bath and separate shower enclosure. 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.



GROUND FLOOR:

Communal Entrance

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

SECOND FLOOR:

Entrance Hall

The hall has a telephone entry system

Kitchen Area

9'2 x 6'2 (2.79m x 1.88m)

The kitchen 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 a stainless steel sink unit with side drainer. There is also plumbing for a washing machine.

Open Plan Lounge Diner

18'3 x 11'3 (5.56m x 3.43m)

The open plan living space has a central heating radiator and ample room for a dining table, sofa and armchair. Also having wall lights, an electric wall mounted fire, uPVC double glazed window and French doors with Juliette balcony which enjoy south facing rural views.

Bedroom

14'8 x 9'7 (4.47m x 2.92m)

A double bedroom which has fitted wardrobes, a central heating radiator and a uPVC double glazed window which enjoys south facing rural views.

Bathroom

Having a four piece suite comprising shower cubicle, adapted walk in bath with shower attachment over, screen and hand rail, wc and pedestal wash hand basin. There is part tiling to the walls, an extractor fan and a central heating radiator.

OUTSIDE:

A long access drive leads 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:

Leasehold - Term: 125 years from 3/12/03 Service charge £261.89 Ground Rent: £100 per annum

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 A

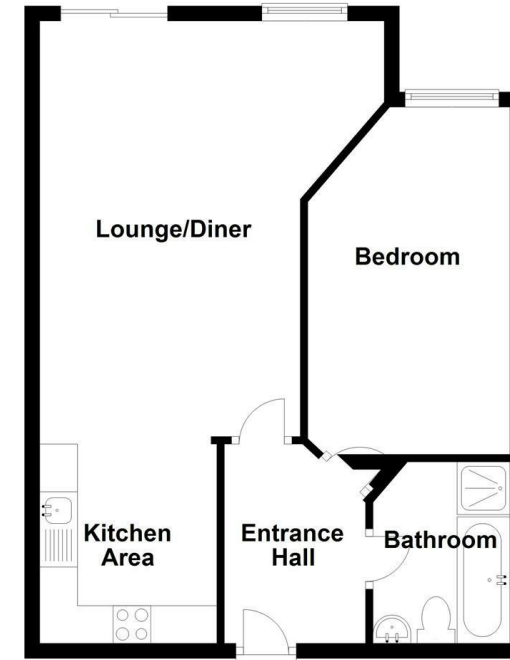
MORTGAGES:

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.

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			
(112 plus) A			
(81-111) 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 & Wales		EU Directive 2002/91/EC	

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