



42 Marmaville Court, Mirfield, WF14 9TS

Offers Over £180,000

bramleys



Bramleys are delighted to welcome to the market this superb, well presented 2 bedroom apartment. Having the additional benefit of a 40ft garage and other features which include, gas central heating, uPVC double glazing and telephone intercom system. The layout comprises: entrance hallway, a generous reception room open to the dining area, kitchen, 2 double bedrooms, en-suite shower room and bathroom. Externally the property has gated entry and access to well kept mature communal gardens. The property is ideally placed for Mirfield town centre and all the amenities on offer there. An internal viewing is highly recommended.



GROUND FLOOR

Enter the property via a security intercom system into the communal hallway. Taking 2 flights of steps to the timber exterior door.

Communal Area

Entrance Hallway

Having a telephone intercom system, doors accessing the accommodation and a useful storage cupboard.

Living Room

15'2" x 15'0"

A superb light reception room with the addition of French doors accessing a Juliet balcony and having a central heating radiator. The reception room is open into the dining area.

Dining Area

Having tiled flooring, central heating radiator, uPVC double glazed window to the front elevation allowing for plenty of natural light and a door accessing a storage cupboard which houses the central heating boiler. The dining area is open into the kitchen

Kitchen

9'2" x 7'0"

Fitted with a range of matching walnut effect base and wall units with complementary Corian working surfaces and upstands, inset into which is a stainless steel sink with drainer grooves within the working surface, there is a 4 ring gas hob with stainless steel electric oven beneath and stainless steel extractor fan over, along with glass splash back. Other integrated appliances include washer/dryer, fridge and freezer and there is also a plinth heater. There are spotlights to the ceiling and tiled flooring.

Bedroom 1

14'9" x 10'3"

This master bedroom is of generous proportions and has a floor to ceiling uPVC double glazed window, 2 door fitted wardrobes, central heating radiator and doors accessing the en-suite.

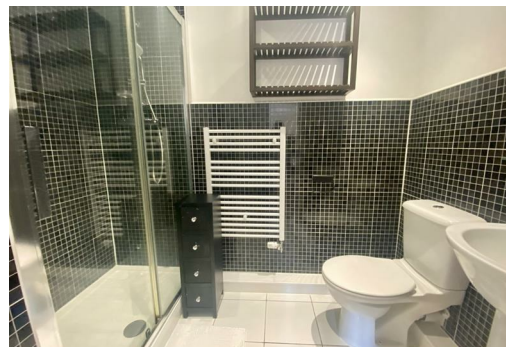
En-suite

Being furnished with a 3 piece suite comprising double shower with glass shower screen, pedestal wash hand basin and low flush wc, part tiled to the walls and having tiled flooring, along with a ladder style towel radiator.

Bedroom 2

12'6" x 9'0"

This second bedroom of double proportions is also situated to the rear of the property, having a floor to ceiling uPVC double glazed window and a central heating radiator.



Bathroom

Furnished with a 3 piece suite in white comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush wc. There are part tiled walls, tiling to the floor and a ladder style towel radiator.

OUTSIDE

Surrounding the property are mature private gardens and the development is gated for security and privacy with the addition of visitor parking.

Garage

40'6" x 13'9" max

This extremely well proportioned garage has power and light with an up and over door and allows parking for numerous vehicles and additional 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 Bramleys via Huddersfield Road in the direction of Dewsbury taking the 3rd left into Church Lane and 1st right into Marmaville Court. Proceed to the courtyard and this property can be found in the 1st block on the left.

TENURE:

Leasehold - Term: 125 years from 01/03/12 Rent: £XX

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:

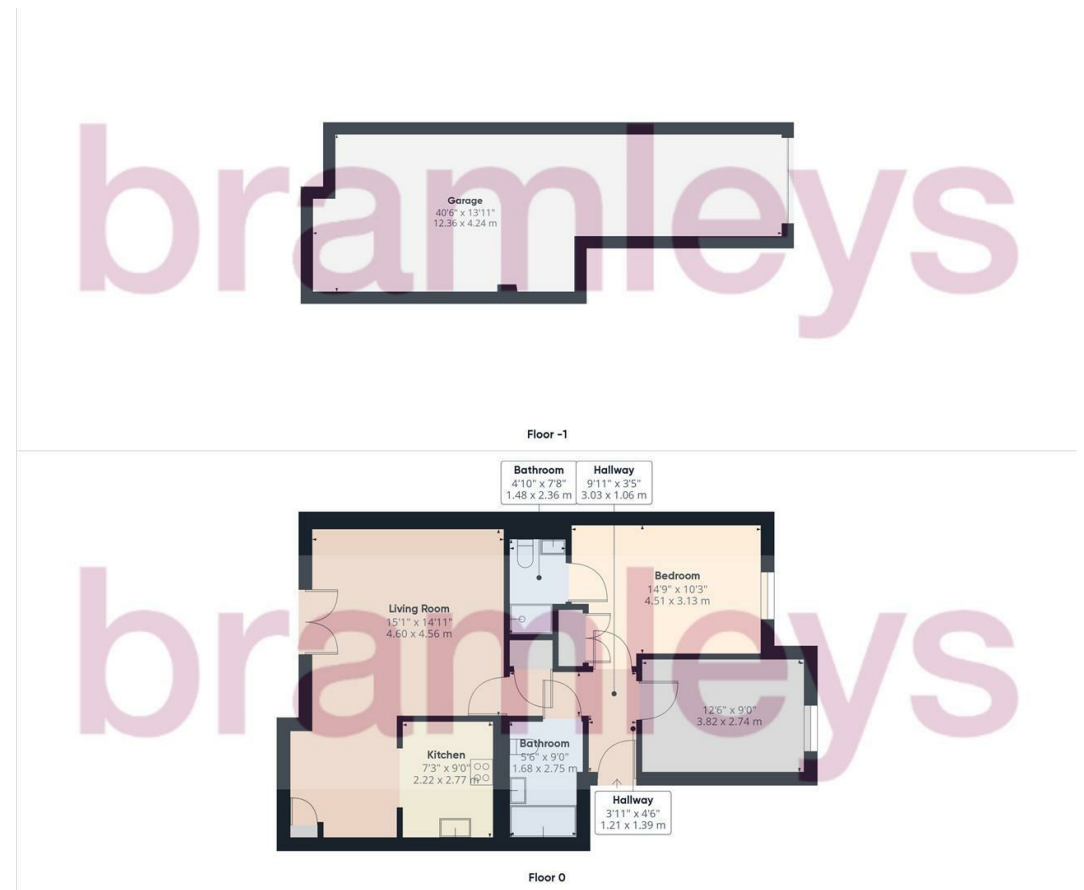
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MORTGAGES:

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 in situ 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		84	84
(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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