



62 Marmaville Court, Mirfield, WF14 9TS
Offers In The Region Of £158,995

bramleys

Offered for sale with no vendor chain, is this immaculately presented 2 bedroom, third floor apartment. Being well presented throughout, offering gas fired central heating, uPVC double glazing and a layout which comprises entrance hall, open plan lounge/dining area, kitchen, 2 double bedrooms, en suite to the master and separate bathroom.

The apartment is situated in the middle of gated grounds, with beautiful surroundings and there is an allocated parking space, together with visitor parking also. Handily placed for access to Mirfield town centre and all the amenities afforded there, including public transport network and well regarded local schooling. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Energy Rating: B



GROUND FLOOR:

Enter the property through a communal entrance door, with security intercom system. A staircase gives access to the first, second and third floors.

THIRD FLOOR:

Apartment 62

Enter via a timber external door into:-

Entrance Hall

With a telephone intercom system and a useful storage cupboard.

Lounge/Dining Area

21'0" max x 15'4" (6.40m max x 4.67m)

This extremely well presented reception room has a feature electric fire set within a decorative surround. There is a central heating radiator and a uPVC double glazed window to the front elevation. The living area opens into the dining area which also has a central heating radiator, uPVC double glazed window and a cupboard which houses the central heating boiler.



Kitchen

9'2" x 7'0" (2.79m x 2.13m)

Fitted with a range of matching wall and base units, with complementary work surfaces and upstands. There is an inset stainless steel sink unit with side drainer and mixer tap, 4 ring gas hob with coloured glass splashback, a stainless steel extractor fan and electric oven beneath. Further integrated appliances include a washer/dryer, fridge, freezer and dishwasher, together with plinth heating, a tiled floor and ceiling spotlights.

Bedroom 1

14'9" x 10'3" (4.50m x 3.12m)

This master bedroom is of generous proportions and has a uPVC double glazed window to the rear elevation, a central heating radiator and a 2 door fitted wardrobe. There is a further door which accesses the en suite.

En suite

Furnished with a 3 piece suite comprising of a double width walk-in shower, pedestal wash basin and low flush WC. There are part tiled walls and having a ladder style radiator.



Bedroom 2

This second bedroom of double proportions is situated to the rear of the property, having a uPVC double glazed window, central heating radiator and fitted wardrobes to one wall.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush WC. There are part tiled walls, fully tiled walls and a ladder style radiator.

OUTSIDE:

Surrounding the property are mature communal gardens, with gated entry gates providing privacy and security. There is an allocated parking space and additional visitor parking.

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 centre of Mirfield via Huddersfield Road in the direction of Dewsbury, taking the first left into Church Lane and then first right into Marmaville Court. Proceed through the courtyard and this property can be found as the first block (block C) on the left hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 01/03/2012

Ground Rent: 160.00 Per Annum.

Service Charge: £150.00 paid Monthly, this covers the maintenance of the grounds, communal hallways which are cleaned on a weekly basis, window cleaning this is done once a month and the Buildings Insurance.

Please note, we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

C

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:

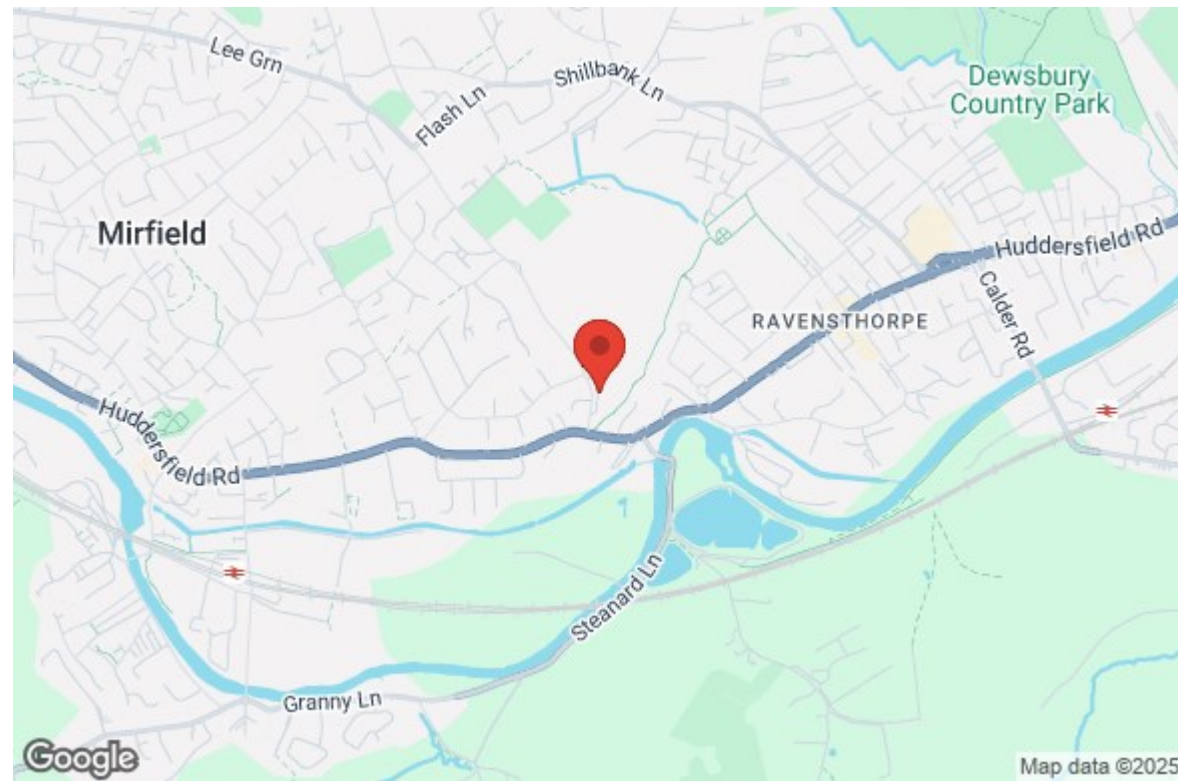
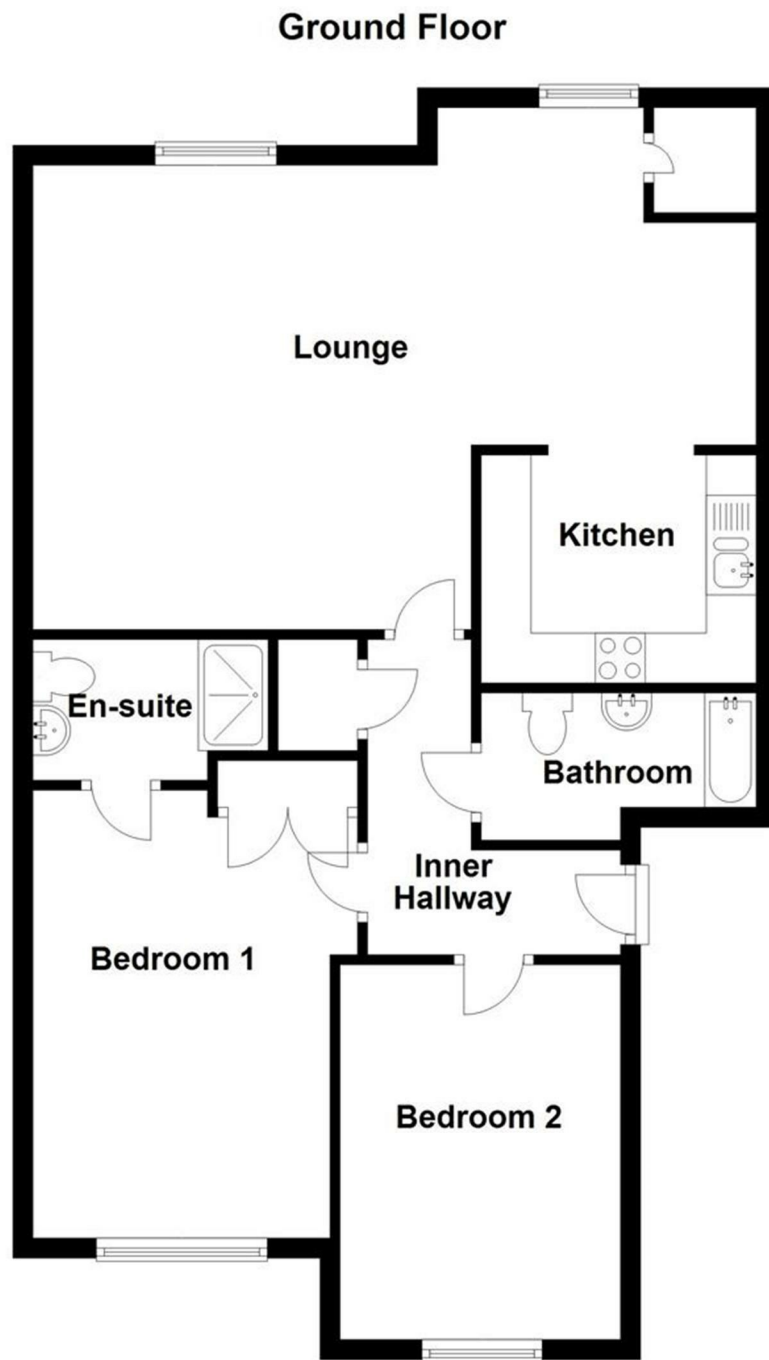
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.







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 | 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

Huddersfield | Halifax | Elland | Mirfield

