



19 Wheatley House

St. Pauls Lock, Mirfield, WF14 8BT

FINAL TWO APARTMENTS REMAINING & READY TO MOVE STRAIGHT INTO! A brand new two bedroom second floor luxury apartment in this highly sought after development built by award winning local builders, Darren Smith Homes. Also awarded the prestigious NHBC Supreme award was winning site manager, Nigel Smith in 2017 & 2018. They have been finished to a high standard in a modern and contemporary style and are sure to impress. This age exclusive development is located in the heart of Mirfield, within walking distance of all local amenities including the railway station which connects neighbouring towns and cities, including; Huddersfield, Leeds and Manchester as well as having a direct line to London and being a short distance to motorway networks. A stunning setting next to the canal which can be enjoyed from the multiple communal outdoor seating areas.

£325,000

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- SECOND FLOOR LUXURY APARTMENT
- INDIVIDUALLY FINISHED TO A HIGH STANDARD IN A MODERN & CONTEMPORARY STYLE
- WITHIN WALKING DISTANCE OF THE RAILWAY STATION & TOWN CENTRE AMENITIES
- GENEROUS ACCOMMODATION THROUGHOUT
- ALLOCATED PARKING SPACE
- 10 YEAR NHBC WARRANTY, 150 YEAR LEASE & £175 P/A GROUND RENT

LIVING KITCHEN

21'11" x 15'1" (6.68m x 4.60m)

WC

6'3" x 3'5" (max) (1.91m x 1.04m (max))

UTILITY

6'3" x 5'11" (1.91m x 1.80m)

BATHROOM

10'6" x 8'6" (3.20m x 2.59m)

BEDROOM ONE

12'10" x 12'2" (3.91m x 3.71m)

BEDROOM TWO

12'2" x 9'10" (3.71m x 3.00m)

BALCONY

COMMUNAL GARDENS & PARKING

ADDITIONAL INFORMATION



Directions

From the centre of Mirfield proceed along Huddersfield Road taking a left at the traffic lights onto Newgate and the entrance to St Paul's Lock is straight after the Church on the left hand side.



Floor Plan

Wheatley House Plot 19

Second Floor Apartment

St Pauls Lock, Newgate, Mirfield

Dimensions

Utility	- 1825mm x 1910mm	- 5' 11" x 6' 3"
Bedroom 1	- 3935mm x 3715mm	- 12' 10" x 12' 2"
Bedroom 2	- 3715mm x 3015mm	- 12' 2" x 9' 10"
Living Room & Kitchen	- 7000mm x 4600mm	- 22' 11" x 15' 1"
Bathroom	- 3210mm x 2613mm	- 10' 6" x 8' 6"
WC (Max.)	- 1910mm x 1050mm	- 6' 3" x 3' 5"
Gross Internal Area	- 80.97 sqm / 871.55 sqft	

Note:
This drawing is for illustration purposes only and is not to be used for scaling purposes

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