

## 30 Marmaville Court , Mirfield, WF14 9TS

A two bedroom apartment located on the second floor of this well regarded development which is conveniently located within walking distance of the town centre and amenities. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway access is also a short distance away. This block does have the benefit of a lift as well as an allocated parking space with additional visitor spaces available. The apartment enjoys pleasant views from the kitchen and living areas. AVAILABLE END OF MAY 2024.

**£850 Per Calendar Month**

# 30 Marmaville Court

, Mirfield, WF14 9TS



- TWO BEDROOM SECOND FLOOR APARTMENT
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- ONE ALLOCATED PARKING SPACE WITH ADDITIONAL VISITOR PARKING
- LIFT, COMMUNAL GARDENS & ALLOCATED PARKING
- ENSUITE TO THE MASTER BEDROOM
- SORRY NO PETS, AVAILABLE END OF MAY 2024

## Entrance

## Open Plan Living Kitchen

20'3" x 12'10" (6.18 x 3.92)

## Bathroom

8'3" x 5'1" (2.54 x 1.55)

## Master Bedroom

12'4" x 10'2" (3.77 x 3.11)

## Ensuite

7'1" x 5'0" (2.17 x 1.54)

## Bedroom Two

9'9" x 8'9" (max) (2.99 x 2.69 (max))

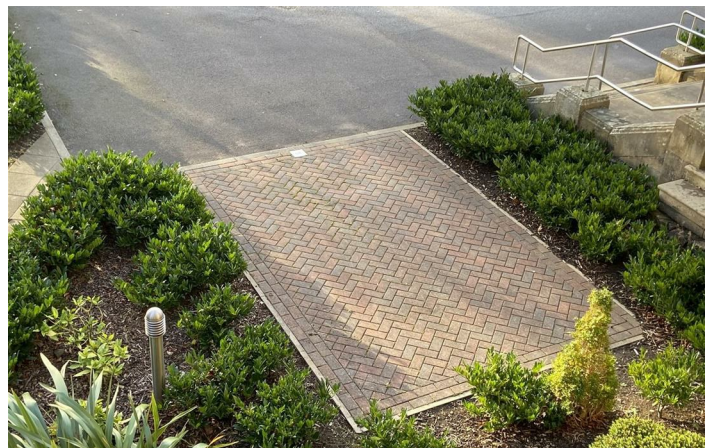
## Parking/Garden

## Relevant Letting Fees



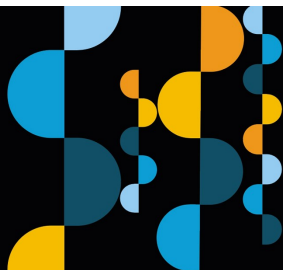
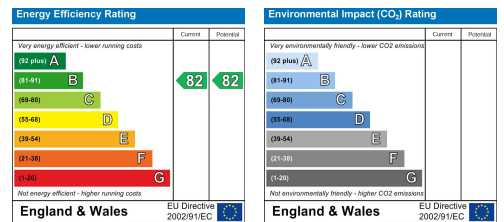
## Directions

The entrance to Marmaville Court is located at the bottom of Church Lane, Mirfield.



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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