

## Apartment 3 Bull Bridge House

Eastthorpe Court, Mirfield, WF14 8LP

A two double bedroom apartment boasting a boutique style and immaculate communal areas. A fabulous property offering a touch of luxury built by local and award winning local builders Darren Smith Homes. Situated on the first floor with lift access, convenience is key in this apartment. The two double bedrooms and two bathrooms provide ample space for comfortable living and enjoys under floor heating throughout. One of the highlights of this property is the balcony that offers stunning views over the canal, perfect for enjoying a morning coffee. Additionally, the single garage and additional parking ensure that parking will never be an issue for you or your guests. Conveniently located within walking distance to all town centre amenities, including the railway station which offers links to neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as a direct line to London. Motorway networks are also within close proximity. Also having communal gardens for residents enjoyment. This apartment offers the perfect blend of tranquility and accessibility.

Offers Over £400,000

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- TWO DOUBLE BEDROOM APARTMENT (OVER 55 YEARS OLD)
- BUILT IN 2022 TO A HIGH STANDARD IN MODERN & CONTEMPORARY STYLE
- IMMACULATE COMMUNAL AREAS
- LARGE BALCONY SEATING AREA ENJOYING VIEWS OVER THE CANAL
- CONVENIENT LOCATION WITHIN WALKING DISTANCE TO ALL TOWN CENTRE AMENITIES
- LARGE GARAGE WITH ELECTRIC DOOR & EV CHARGER

## Entrance

## Open Plan Living Kitchen

## Utility

## Study

## Bathroom

## Master Bedroom

## Ensuite

## Bedroom Two

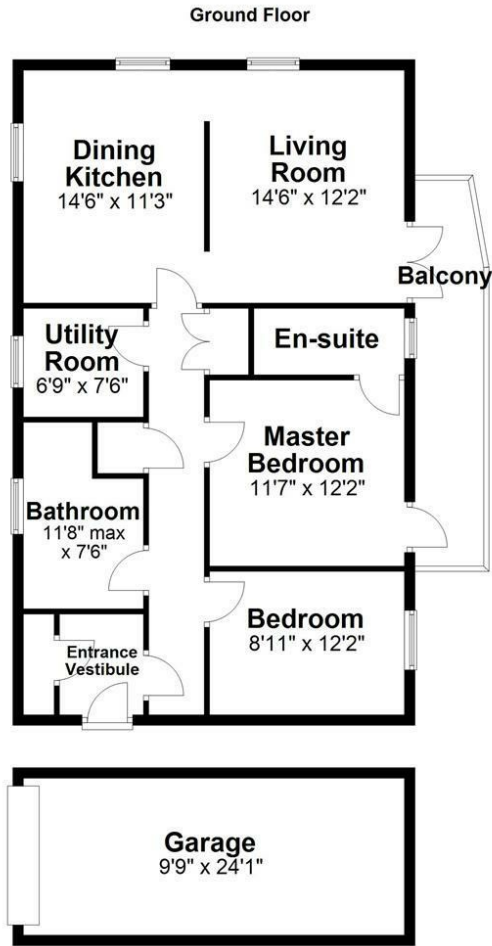
## Garage, Parking & Outdoor Space

## Age Restriction





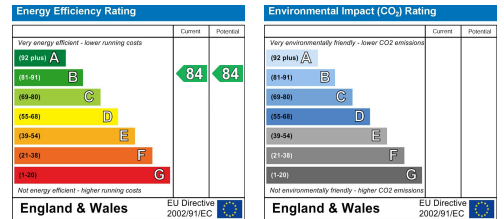
# Floor Plan



Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DIY Energy Assessors Plan produced using FloorUp.

**Bull Bridge House, Eastthorpe Court, Mirfield**

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