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**Huddersfield Road,  
Mirfield, Yorkshire**

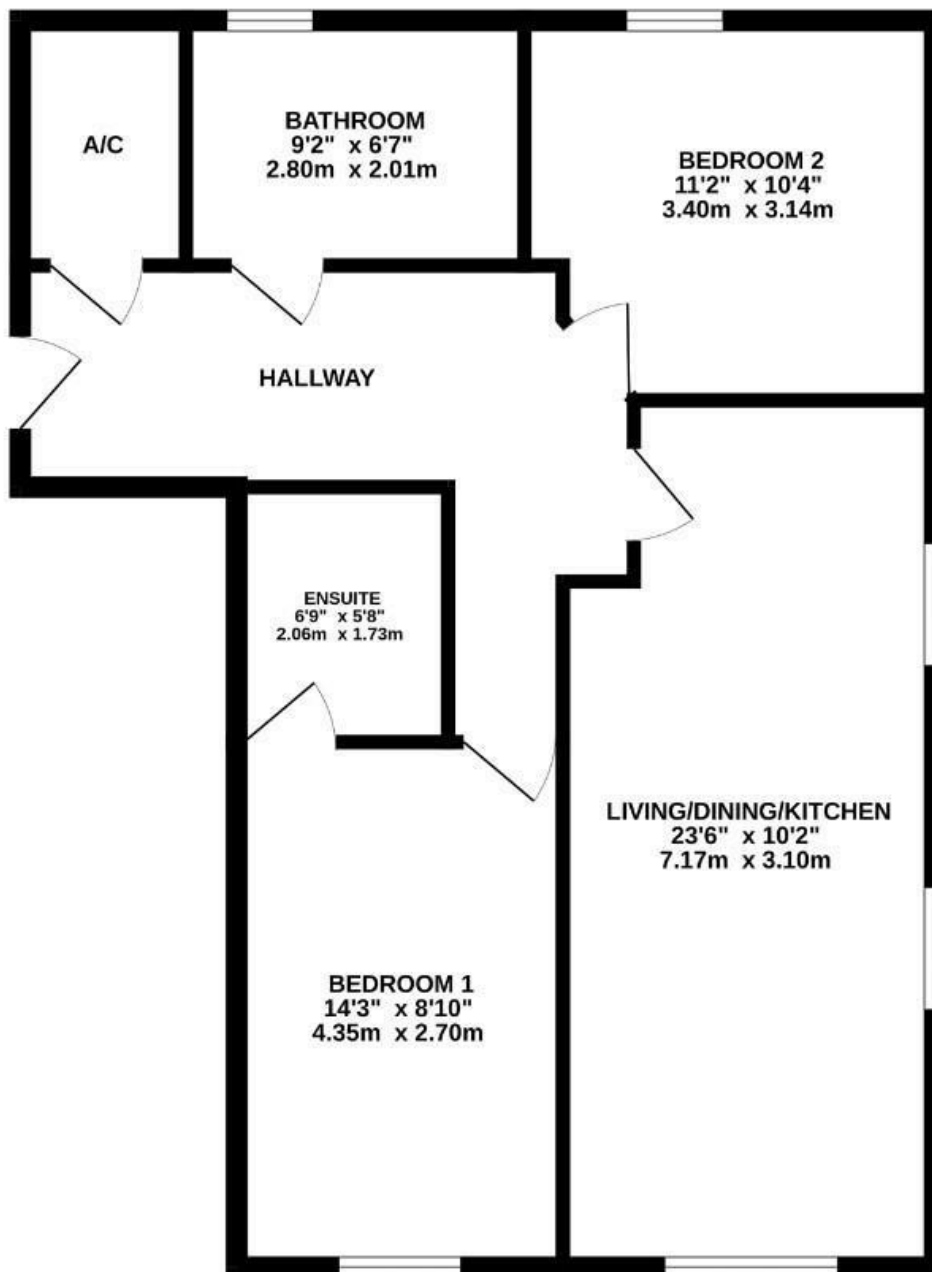
**Offers in the region of  
£80,000**

**\*\* UN-EXPECTEDLY RE-OFFERED \*\***

This two bedroom penthouse apartment is located in the centre of this popular and well regarded village with an array of local amenities. The location is ideal for commuting, and the property would make an excellent rental investment or first-time buyer's home. It has the advantage of no onward chain. The accommodation is located on the top floor and comprises a communal entrance hallway with lift, a private L-shaped hallway, an open-plan living dining kitchen, two double bedrooms, an en suite shower room, and a bathroom. There is uPVC glazing, apart from the Velux window, and electric heating, along with an entry phone system. Externally, there is designated parking and visitor parking.



**GROUND FLOOR**  
716 sq.ft. (66.5 sq.m.) approx.



**TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Huddersfield Road, Mirfield, Yorkshire

## Details



### Communal Entrance

An entry phone system gives access to the communal entrance hallway, and from here, this penthouse property can be accessed on the top floor via lift. An external door gives access into the apartment itself.

### Entrance Hall

There is an open storage area with a hanging rail for coats, a telephone for the entry system, and an electric heater.

### Living Dining Kitchen



This good sized open-plan eating and entertaining space is particularly light and bright, having a dual aspect with front and side uPVC windows. The kitchen area has wall cupboards and base units, along with working surfaces with matching up-stands and a stainless steel sink with single drainer. There is a built-in oven and electric hob, a stainless steel splashback, and a canopy style filter hood. There is space for appliances such as a freestanding fridge freezer and a washing machine. The worktops extend to create a breakfast bar area. The adjoining living/dining area enjoys a high, angled ceiling, and there are two electric heaters.

### Bedroom One



This double bedroom has a uPVC window to the front elevation and a wall mounted electric heater. Being the master bedroom, this room has its own en suite.

### Ensuite



There is a corner Quadrant style shower cubicle with curved doors, tiled interior, and a wall mounted shower attachment, along with a pedestal wash basin with tiled splashback and mirror above, and a low-level WC. There are tiled surrounds, an electric shaver point, and an upright towel heater.



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## Details



### Bedroom Two



This double bedroom is positioned at the rear of the apartment, and the uPVC window enjoys a southerly aspect with a view across the canal and fields in the distance. The room has a wall mounted heater.

### House Bathroom



This good sized bathroom has a three piece suite. The panelled bath has a curved shower screen and a wall mounted shower attachment. There is a pedestal wash basin and a low-level WC. There are tiled surrounds and tiling around the bath area, along with an electric shaver point, a rear Velux window, and an upright chrome towel heater.

### External Details



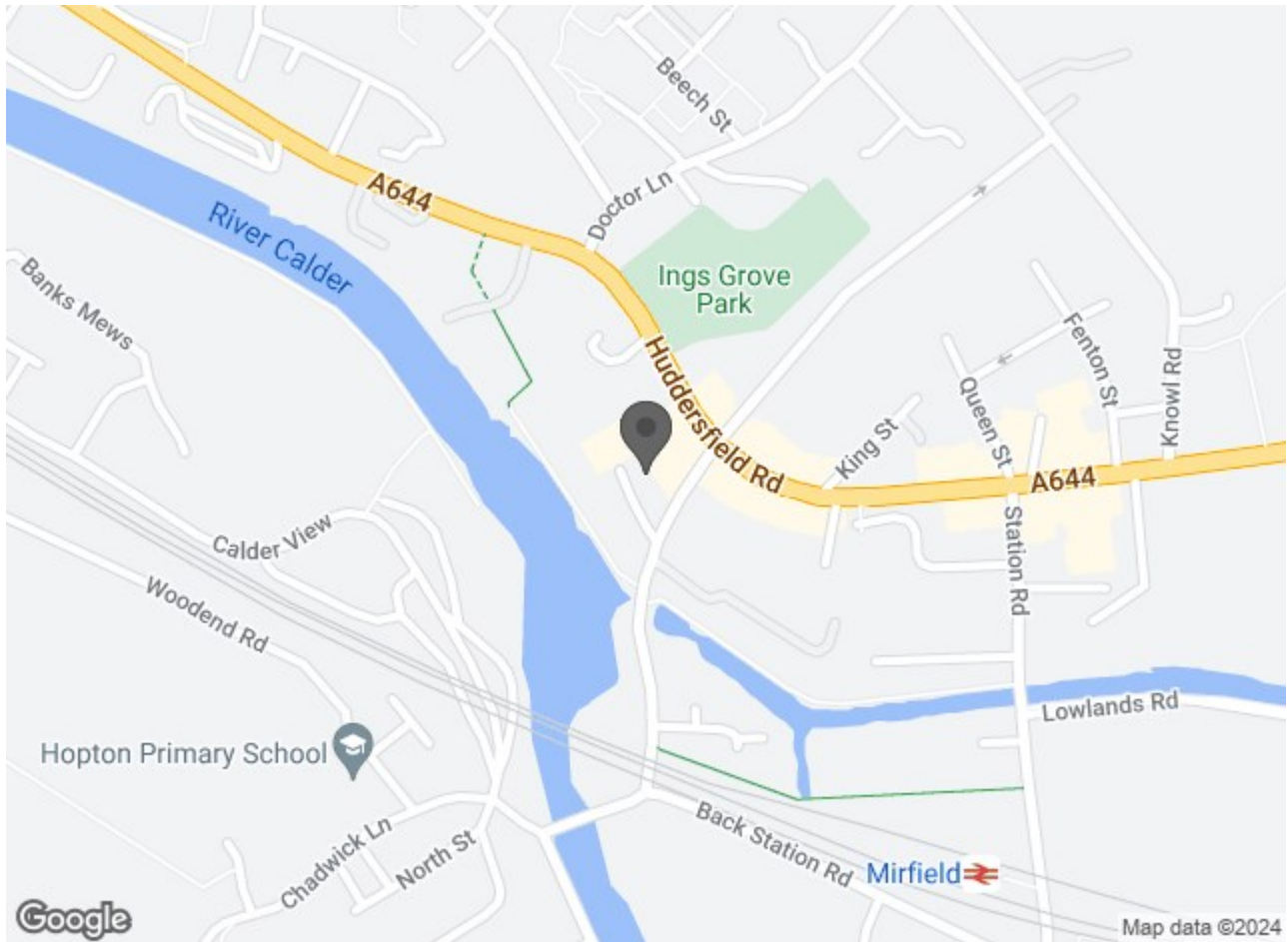
Externally, the property has a numbered parking space and there is also visitor parking.

### Disclaimer

The vendor informs us this property is Leasehold 03/02/23.

# Huddersfield Road, Mirfield, Yorkshire

Directions



## **Huddersfield Road, Mirfield, Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.