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**Huddersfield Road,
Mirfield,**

£630 Per month

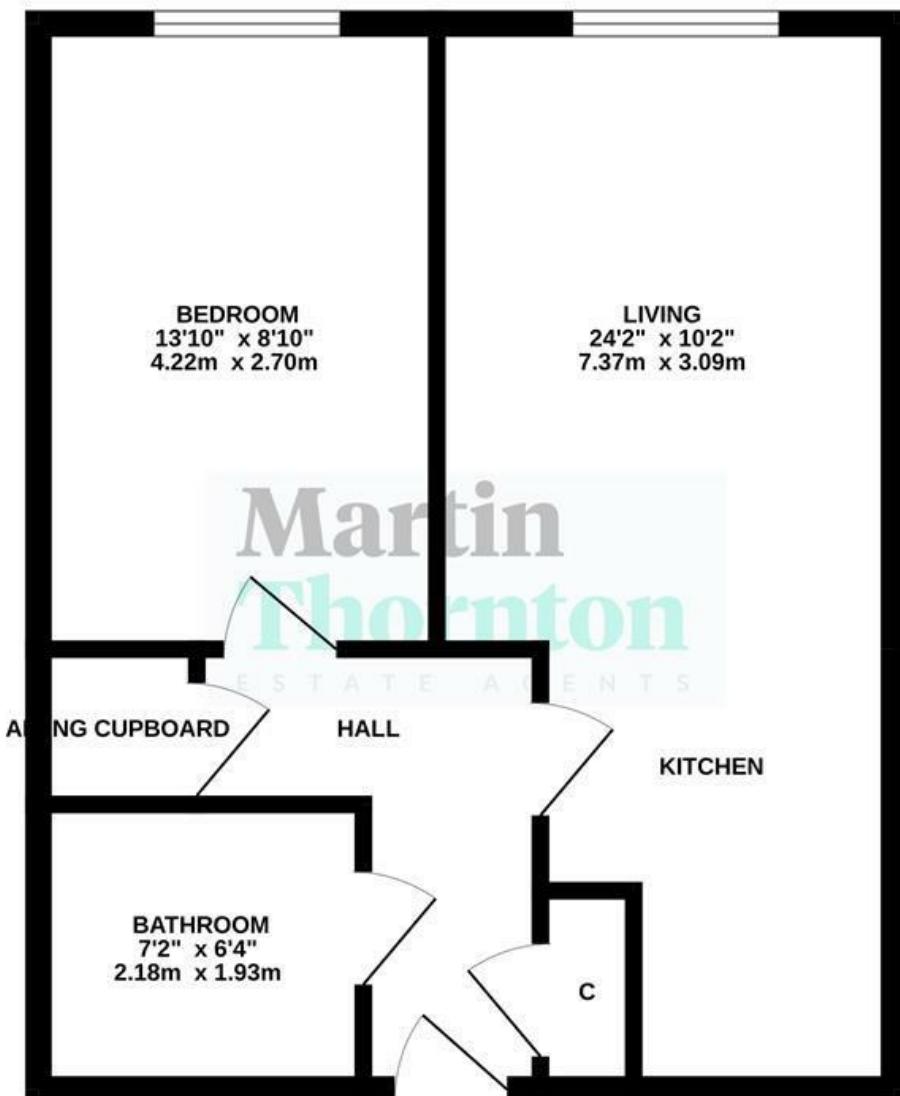
This good sized one-bedroom apartment is located in the centre of this popular village and is positioned close to the train station. The communal entrance hallway has stairs, a lift, and an entryphone system. The apartment comprises of an entrance hallway with entry phone system, a bathroom with three-piece suite, a good sized double bedroom and an open-plan living/dining kitchen. The property has electric heaters and uPVC double glazed windows. Externally, there is allocated parking. The property is close to the amenities within Mirfield as well as local transport.

Huddersfield Road,
Mirfield,

Floorplan



APARTMENT 3
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 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.

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Entrance

The communal entrance with entry phone system gives access to the hallway, where there are steps and a lift, providing access to the first floor. The apartment itself has its own external entrance door, which leads to the hallway.

Hallway

There is an entry phone system for the door intercom and on the right is a useful storage cupboard. On the left is a large airing cupboard housing the cylinder and providing useful storage space. There is a wall-mounted electric heater and a door leads to the open-plan living kitchen.

Living Kitchen



This is a good sized open-plan, light and bright room. The living area is positioned at the front of the apartment, with a large uPVC window overlooking the centre of Mirfield. There are two electric heaters, plenty of sockets and switches and space for a dining/bistro table. The kitchen section has wall cupboards and base units, worktops with matching upstands and a stainless steel sink with single drainer. There is a four-ring electric hob, a built-in oven, a stainless steel splashback and a canopy style filter hood. There is space and plumbing for an automatic washer, along with space for further freestanding appliances such as a fridge and freezer.

Bedroom



This good sized double bedroom is light and bright with a uPVC window overlooking the village centre. There are plenty of sockets and switches, along with a wall-mounted electric heater.

Bathroom



The bathroom has a three-piece white suite comprising a panelled bath with wall-mounted shower and curved shower screen, a pedestal wash hand basin and a low-level WC. Around the bath area, there is full height tiling with appropriate tiling to the hand basin and WC. There is an extractor fan, an electric shaver point and a wall-mounted electric heater.

External Details

**Huddersfield Road,
Mirfield,**

Details



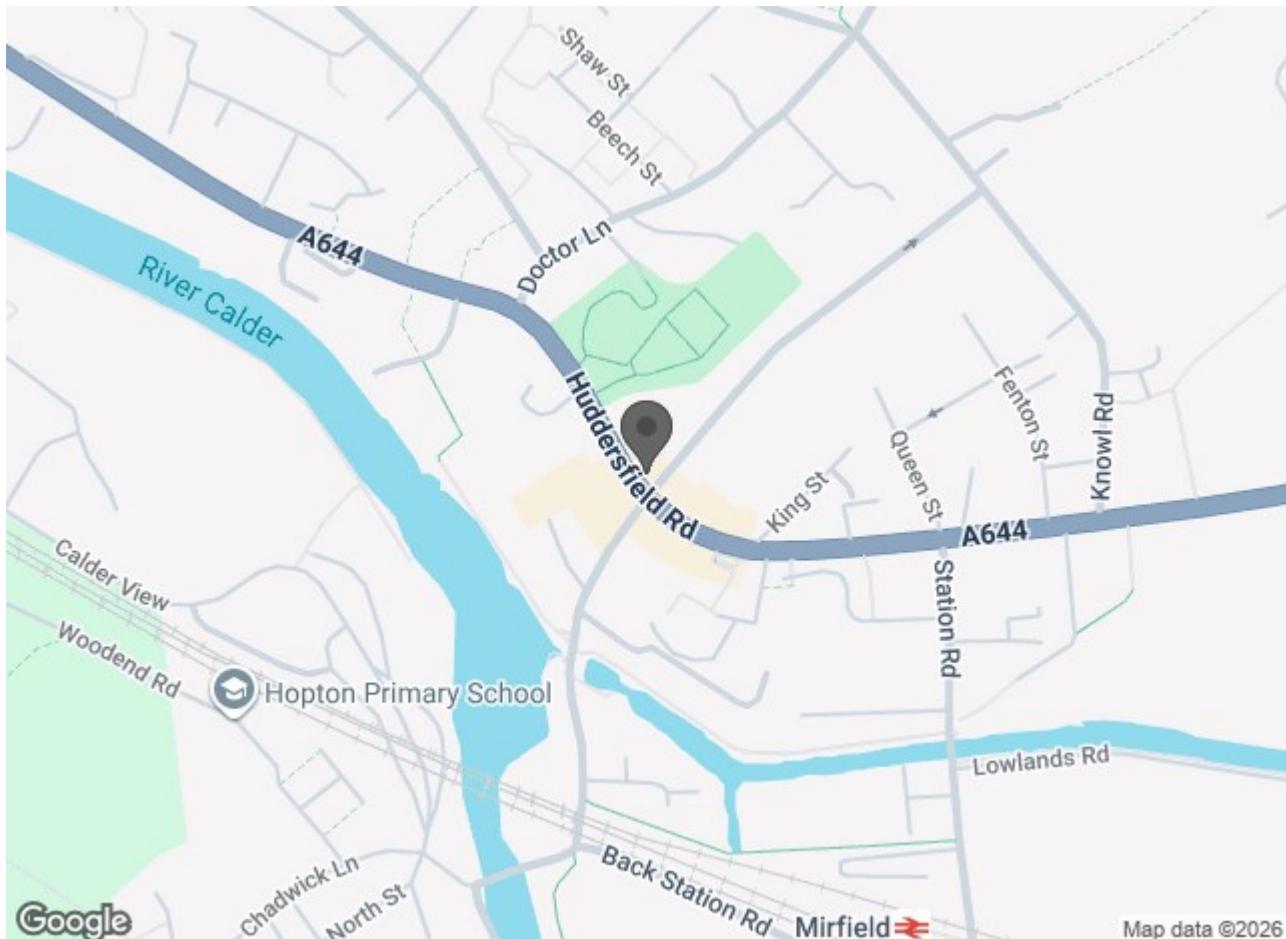
The property has an allocated numbered parking space to the rear as well as visitor parking.

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Huddersfield Road, Mirfield,

Directions



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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.