



HODSONS

ASKING PRICE

£225,000

St. Marys Avenue

Mirfield, WF14 0PX



PROPERTY SUMMARY

Offered to the market with no onward chain, this is a particularly spacious apartment which needs to be viewed to be fully appreciated.

The accommodation briefly comprises; an entrance porch which leads in to a reception hall, an impressive open plan dining and living area which is dual aspect and offering pleasant open views along with access to an enclosed balcony, fitted kitchen, two double bedrooms both with fitted furniture and a bathroom. To the rear is a parking area and a good size single garage with electric up and over door.

St Marys Avenue is a pleasant cul de sac comprising a mix of apartments and houses and it is conveniently located close to the centre of Mirfield and its amenities. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester.

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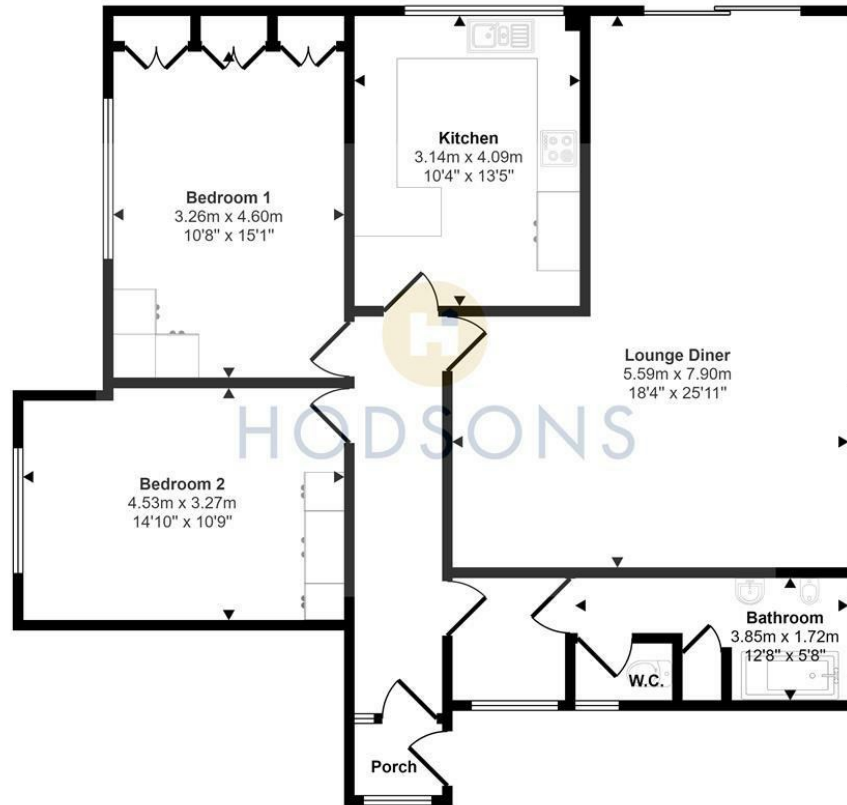








Approx Gross Internal Area
102 sq m / 1099 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

TENURE


Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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