



11 Station Road, Mirfield, WF14 8LN

£132,950

bramleys



This 2 bedroom duplex apartment is an ideal purchase for those looking for town centre living close to all amenities on hand within walking distance of the public transport network including the train station to nearby towns and cities. Set over 2 floors, the apartment has a layout comprising entrance vestibule, lounge/dining kitchen, 2 bedrooms and a bathroom. The property also benefits from uPVC double glazing and central heating system. Viewings are highly recommended to fully appreciate the deceptive accommodation on offer.



GROUND FLOOR:

Stairs lead to the front door where there is a uPVC double glazed exterior door accessing the entrance vestibule.

Entrance Vestibule

There are stairs leading up to doors accessing the lounge, kitchen and second bedroom. There is a further staircase leading to the first floor.

Living Kitchen

17'0" x 16'4" (5.18m x 4.98m)

This good sized living kitchen is split into 2 separate areas. To the kitchen area is a modern kitchen with base and wall units with laminated working surfaces and tiled splashbacks inset into which is a sink unit with side drainer and mixer tap. There is an electric hob with oven beneath and extractor fan over and further integral appliances include fridge, freezer and dishwasher. A cupboard houses the central heating boiler and there is also a uPVC double glazed window to the side elevation. To the lounge area, there is a central heating radiator and a uPVC double glazed window with views towards the town centre and fields towards Upper Hopton. This room also has a large storage cupboard.

Bedroom 2

7'6" x 6'9" (2.29m x 2.06m)

This single bedroom is situated to the rear of the property and is fitted with a uPVC double glazed window and a central heating radiator.

FIRST FLOOR:

Landing

There is a uPVC double glazed window to the side elevation and access to the bedroom and shower room.

Bedroom 1

13'2" x 12'2" (4.01m x 3.71m)

A good sized master bedroom having a Velux style window to the side elevation providing far reaching views towards Hopton and there is a further uPVC double glazed window to the front elevation with views into the town centre and beyond. There is also a central heating radiator and loft access point.



Shower Room

Fitted with a large walk-in shower, a vanity wash hand basin and low flush WC. There is a uPVC double glazed window to the rear elevation.

OUTSIDE:

Electric gates give way to the courtyard. Stairs lead up to the front door.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

The property is situated across the road from the Bramleys Mirfield office. Leave this office heading west and turn left onto Station Road where the car park to the property can be found on the left hand side of the road leading to the apartment block.

TENURE:

Leasehold - Term: 999 years from 21/02/2007 / Rent: TBC

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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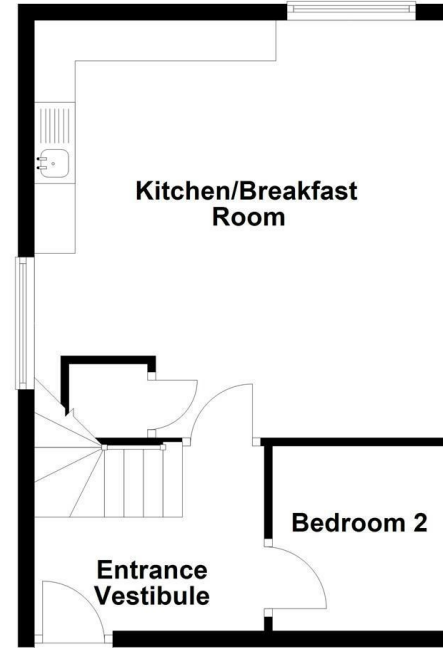
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

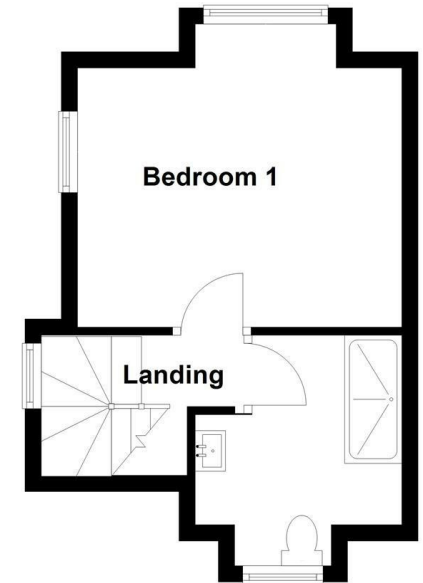
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



First Floor

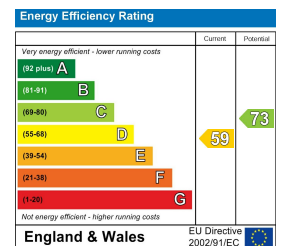


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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