

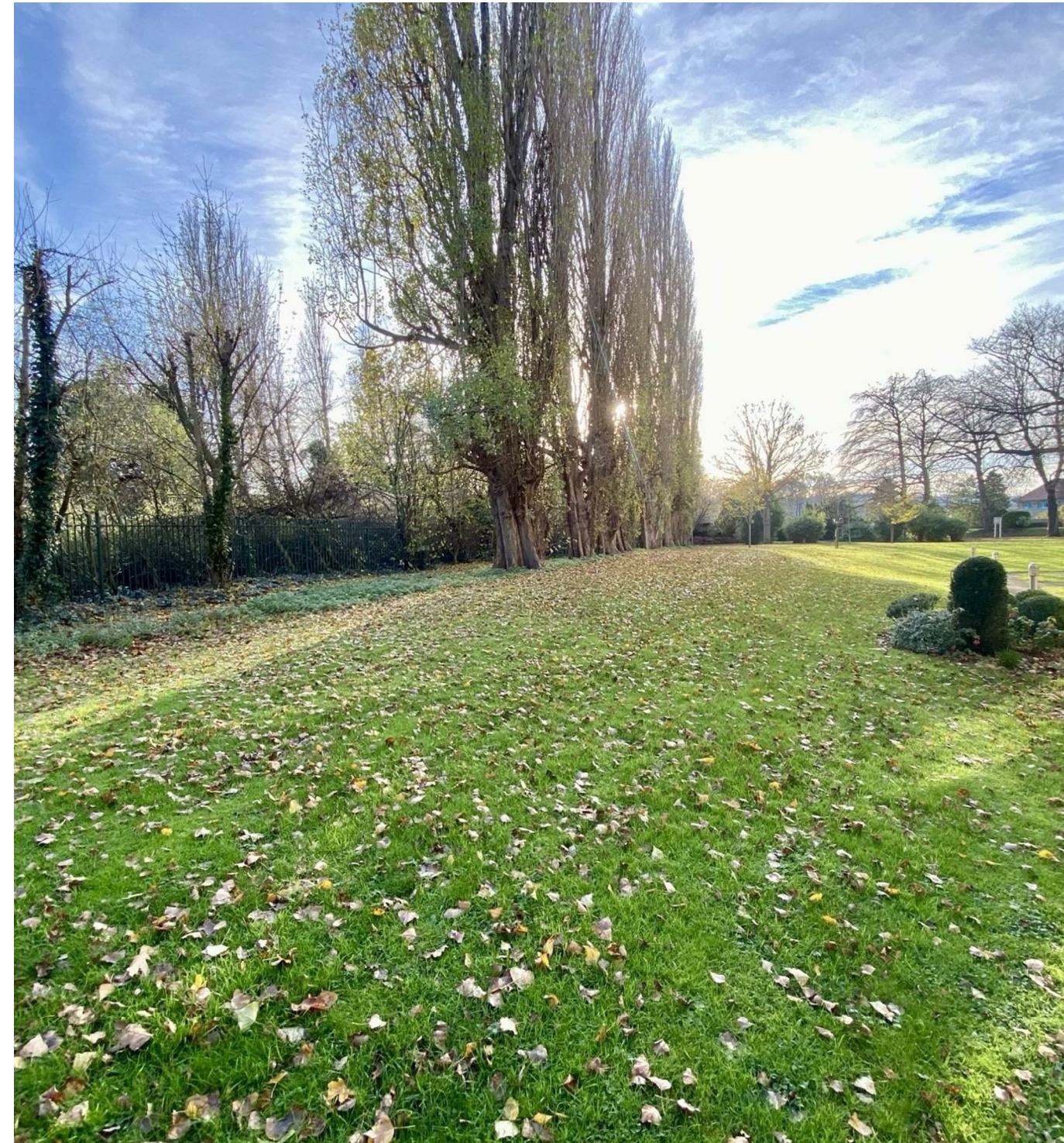


28 Marmaville Court, Mirfield, WF14 9TS
£172,000

bramleys

This superbly presented ground floor apartment is offered for sale in this select gated development. Situated in wonderful grounds, the accommodation comprises:- entrance vestibule, open plan living kitchen, 2 double bedrooms and bathroom. Situated within part of the original building, which provides high ceilings and ample natural light through the large uPVC double glazed windows. The property handily positioned for access to Mirfield town centre and all the amenities afforded there, including public transport links and access to neighbouring towns and cities.

The property has the additional benefit of a generous garage with electric door and Bramley would highly recommend an internal viewing of this well presented property, to truly appreciate the position and quality of accommodation on offer.



GROUND FLOOR:

A timber and glazed door accesses the communal entrance hall, passing through a further timber and glazed door to the inner hallway the apartment will be found after a short distance.

No. 28

Enter through an external door into:-

Entrance Vestibule

With a useful storage cupboard and doors accessing all of the accommodation.

Living Kitchen

16'7" x 14'7" (5.05m x 4.45m)

This beautifully presented living kitchen has high ceilings and an abundance of light from the uPVC double glazed window. The kitchen area is fitted with a range of matching wall and base units with quartz work surfaces and upstands, tiled splashbacks and an inset sink unit with drainer grooves and mixer tap. There is an integrated electric oven with 4 ring gas hob over, stainless steel splashback, extractor fan, fridge freezer, dishwasher, washing machine, tiled floor and is open plan to the lounge. To the lounge there is space for living and dining furniture, and is fitted with a central heating radiator and chandelier lights.



Bedroom 1

13'2" x 10'2" (4.01m x 3.10m)

Situated to the rear of the property, this master bedroom has fitted furniture which includes wardrobes to one wall, dressing table with ample drawers. There is also a central heating radiator and uPVC double glazed window.

Bedroom 2

11'3" x 9'9" (3.43m x 2.97m)

Currently utilised as a dining room, but would make a good sized double bedroom. With fitted wardrobes, a central heating radiator, cupboard which houses the central heating boiler and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower above and glass shower screen, pedestal wash hand basin and low flush WC. There are tiled walls and a central heating radiator.

Garage

With an up and over door, power/light. The garage is a very generous size. Providing potential



to create substantial storage space and off road parking for 1 car, or just as off road parking for 2 cars.

OUTSIDE:

There are mature, private communal gardens and the development is gated for security and privacy. There is also visitor parking.

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:

Leave Mirfield office via Huddersfield Road continuing in the direction of Dewsbury, continuing for approximately 1/4 mile before turning left into Church Lane. After short distance take a right turn into the gated entrance to Marmaville Court. Proceed into the courtyard and this property can be found via the original entrance at the front of the property.

TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 1 March 2012

Ground Rent: £166.86 per annum

Service Charge: £1932 per annum (paid in six monthly instalments) for the period 2025-2026.

COUNCIL TAX BAND:

B

MORTGAGES:

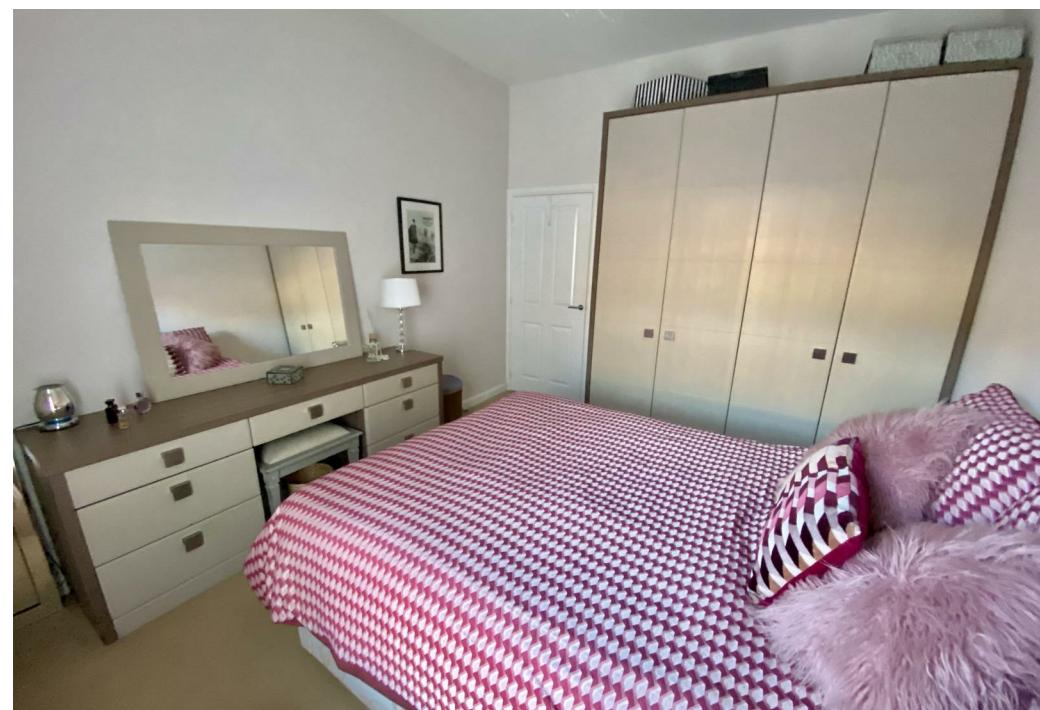
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

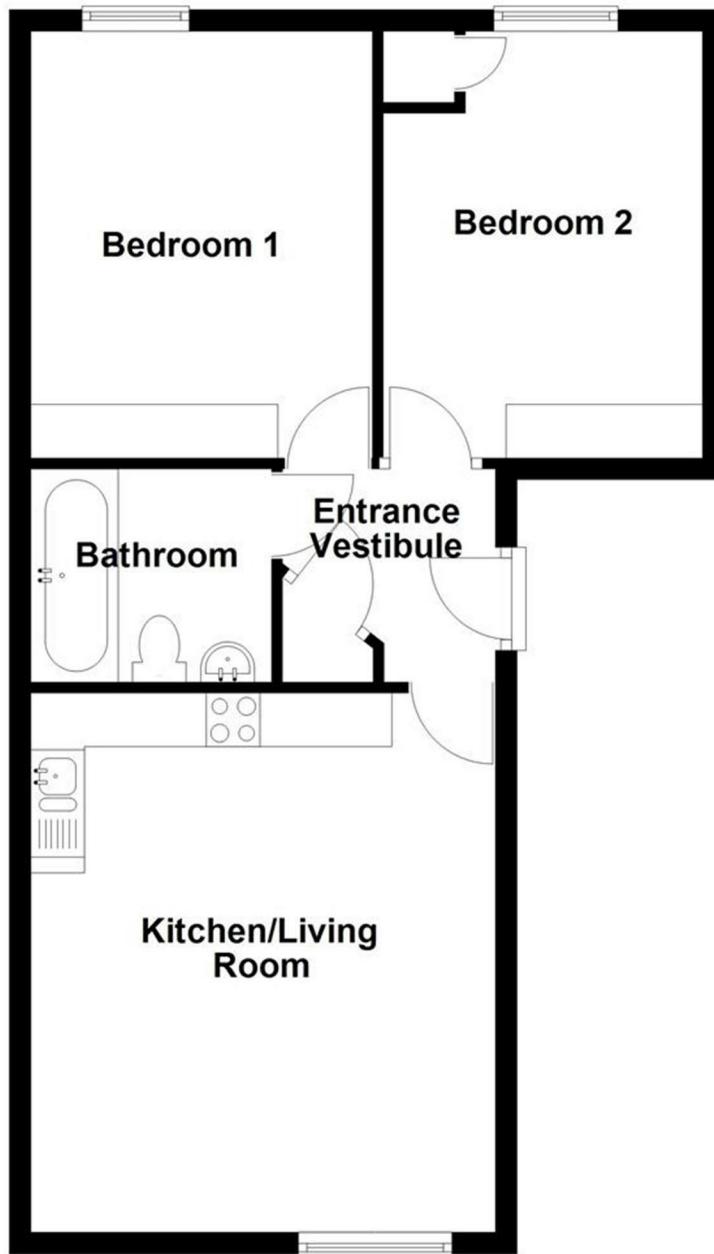
VIEWINGS:

Please call our office to book a viewing on 01924 495334.





Ground Floor



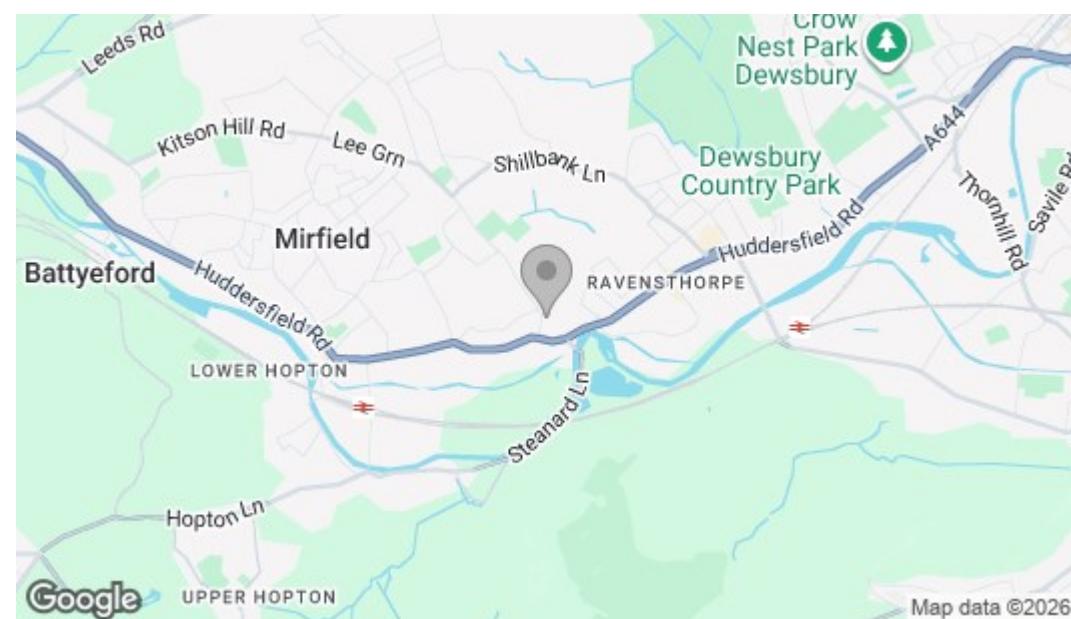
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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