

Apartment 8, Cote Wall Mews 2, Sands Lane, Mirfield, WF14 8HJ

£215,000

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Offered for sale with no onward chain, this exceptionally spacious two-bedroom duplex apartment forms part of a magnificent former girls' school, blending period grandeur with an abundance of character and history. Deceptive in size and offering far more accommodation than first appears, the property provides generously proportioned living space arranged over two floors, ideal for buyers seeking a unique and substantial home.

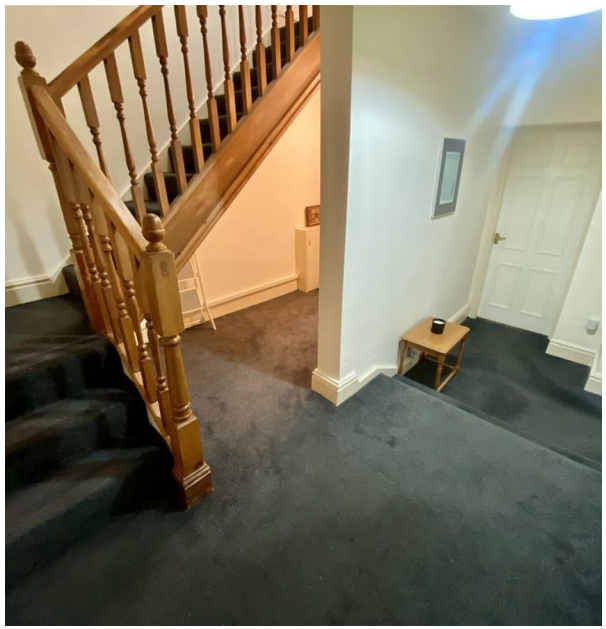
Set within beautifully maintained landscaped grounds, the development also benefits from adjoining woodland, creating a peaceful semi-rural setting with mature trees, wildlife, and scenic walks right on the doorstep. Combined with far-reaching rural views, the setting offers a wonderful sense of privacy and tranquillity.

Ideally positioned just a short drive from Mirfield town centre, the property is well placed for local amenities, cafés, bars, shops, and excellent transport links to surrounding towns and cities, including London. Nearby attractions include Dewsbury Golf Club, the Calder and Hebble canal, and Shepley Marina.

Features include double-glazed sash windows and a central heating system. The accommodation briefly comprises an entrance hall with storage area, spacious lounge, separate dining room, kitchen, two first-floor bedrooms, and bathroom.

Externally, the property benefits from two allocated parking spaces and two generous lawned gardens, together with access to communal cellars.

An internal viewing is highly recommended to fully appreciate the size, character, and unique woodland setting this impressive home has to offer.







GROUND FLOOR:

Enter the property via a communal timber entrance door. The communal hallway provides a grand and characterful entrance, with a sweeping staircase to the first floor.

FIRST FLOOR

Accessed via a timber entrance door.

Entrance Hall

The entrance hall is spacious and provides a useful storage area, central heating radiator, telephone intercom entry system and a set of stairs lead up to the first floor.

Lounge

15'7" x 14'2" (4.75m x 4.32m)

This welcoming and spaciously sized reception room has a central heating radiator and 2 double glazed sash windows to both the rear and side elevations, which provide pleasant views over the grounds and woodland beyond.

Dining Room

14'8" x 13'6" (4.47m x 4.11m)

A second reception room of generous proportions, fitted with a central heating radiator and a double glazed sash window to the side elevation which provides views over the grounds.

Breakfast Kitchen

16'9" x 10'1" (5.11m x 3.07m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks, There is an inset stainless steel 1.5 bowl sink unit with side drainer and mixer tap, central heating radiator, wall mounted boiler, 2 double glazed sash windows to the front and side, integrated electric oven, inset electric hob and spaces for a dishwasher, washing machine and tumble dryer.

DUPLEX FLOOR:

Stairs from the entrance hall lead up to the landing.

Landing

Fitted with a central heating radiator and doors accessing the accommodation.

Bedroom 1

16'5" x 14'4" (5.00m x 4.37m)

This exceptionally sized master bedroom has double glazed sash windows to both the rear and side elevation, with beautiful views over the grounds and there is a central heating radiator.

Bedroom 2

13'5" x 11'6" (4.09m x 3.51m)

Having fitted wardrobes to one wall, a central heating radiator and double glazed sash windows to the side elevation.

Bathroom

Fitted with a 4 piece suite comprising of a panelled bath, larger than average walk-in shower, pedestal wash hand basin and low flush WC. There are fully tiled walls, a central heating radiator and a double glazed window to the front elevation.

OUTSIDE:

The property is accessed via electric gates from the private drive into the communal parking





area. There are two parking spaces. The property is set within superb grounds, which has an extensive woodland, firepit seating area, lawns with picnic benches, communal hanging space and bin store.

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 via Huddersfield Road in the direction of Dewsbury and upon passing Church Lane on the left hand side, take the next right into Steanard Lane and then the first left into Sands Lane. The driveway to the property will be found after a short distance on the right hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 1 January 1992

Service Charge & Ground Rent: £200 pcm (£2,400 per annum) includes buildings insurance, grounds and building maintenance, gardening, septic tank maintenance and ground rent.

Please note, the management company is run by the 9 apartment owners. So whilst the title is leasehold, it will be sold with a 1/9th portion of the Freehold.

Please note, we would 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.

VIEWINGS:

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





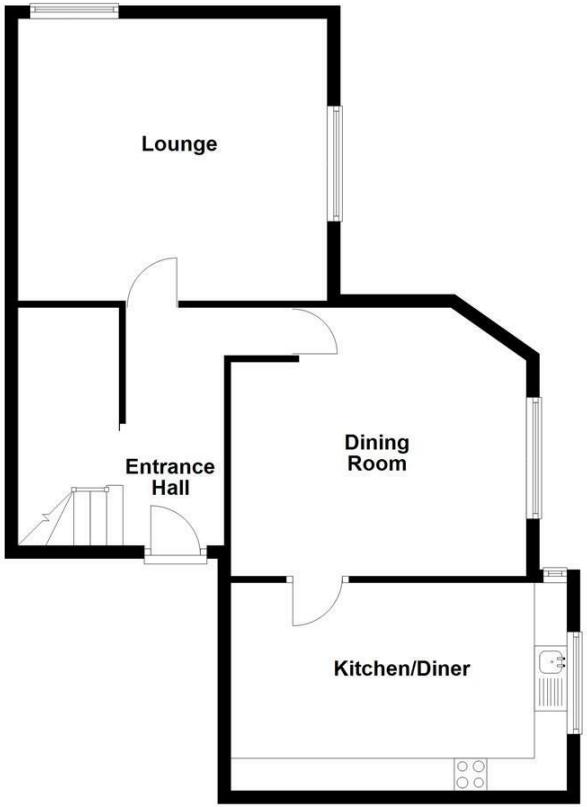




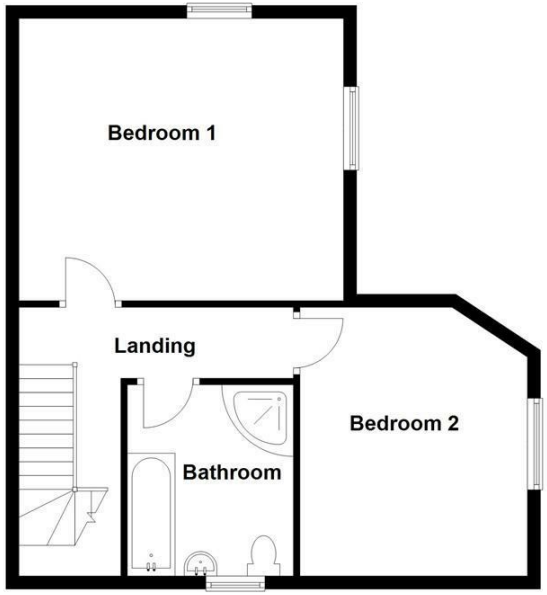


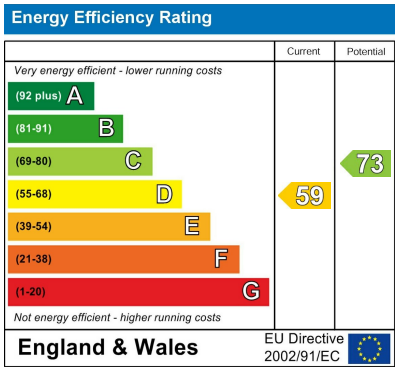


Ground Floor



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