

# bramleys

# For Sale

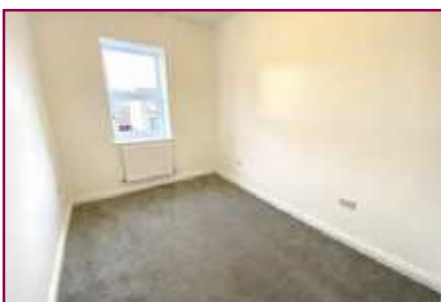
**BRIDGE HOUSE  
APT 3 CALDER ROAD  
MIRFIELD  
WF14 8PL**

**RESIDENTIAL SALES**

**£134,500**



- **FULLY REFURBISHED FIRST FLOOR APARTMENT**
- **2 BEDROOM**
- **SPACIOUS LIVING KITCHEN**
- **GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **ALLOCATED PARKING SPACE**
- **WALKING DISTANCE TO MIRFIELD CENTRE & TRAIN STATION**



*Bridge House, believed to have been constructed in 1856, has been sympathetically restored by John Oates Homes to retain many of the original features, such as exposed beams and trusses and to the communal areas exposed stone and brick work, together with a modern feature glass balustrade staircase.*

*Forming part of this select development of only 5 apartments, is this superb 2 bedroom first floor apartment with views towards Upper Hopton. Situated in the sought after village location of Lower Hopton, the property is within walking distance of Mirfield town centre and also close to the railway station, thus making easy access to the local centres of Leeds, Huddersfield and Bradford. The property provides a most spacious living kitchen with a wealth of integrated appliances, 2 bedrooms and modern fitted bathroom with high quality fitments. The apartment also has gas fired central heating, uPVC double glazing and an allocated parking space.*

**The accommodation briefly comprises:-**

**GROUND FLOOR:**

Enter the building through an external door which has an intercom system. UPVC double glazed window into the communal entrance hall.

**FIRST FLOOR:**

Accessed via a staircase with glass and oak balustrade.



**Flat 3 - Entrance Hall**

Having laminate flooring and a central heating radiator.

**Living Kitchen**

5.66m x 2.82m (18'7" x 9'3")



Being fitted with a range of matching wall and base units with laminated working surfaces, matching upstands, concealed lighting and sunken LED lighting. There are a wealth of integrated appliances to include a 4 ring induction hob with contemporary style overhead glass extractor fan, fan oven, integrated dishwasher, fridge, freezer and washing machine. The living kitchen also has a stainless steel sink with side drainer and mixer taps, 2 uPVC double glazed windows, central heating radiator and wood laminate flooring. With views towards Upper Hopton.

**Bedroom**

3.56m x 2.59m (11'8" x 8'6")

Having a central heating radiator and a uPVC double glazed window with views towards Upper Hopton.



**Bedroom**

3.43m x 2.95m (11'3" x 9'8")

Having a central heating radiator and uPVC double glazed window with views towards Upper Hopton.



### Bathroom

Furnished with a 3 piece suite comprising low flush WC, wash hand basin with cupboards beneath and chrome mixer tap, tiled panelled bath with overhead shower with rainwater head and additional head. There are fully tiled walls and floor, together with a chrome ladder style radiator.

### OUTSIDE:

Having an allocated parking space and visitor parking and views towards Upper Hopton.

### COUNCIL TAX BAND:

TBA

### BOUNDARIES & OWNERSHIPS:

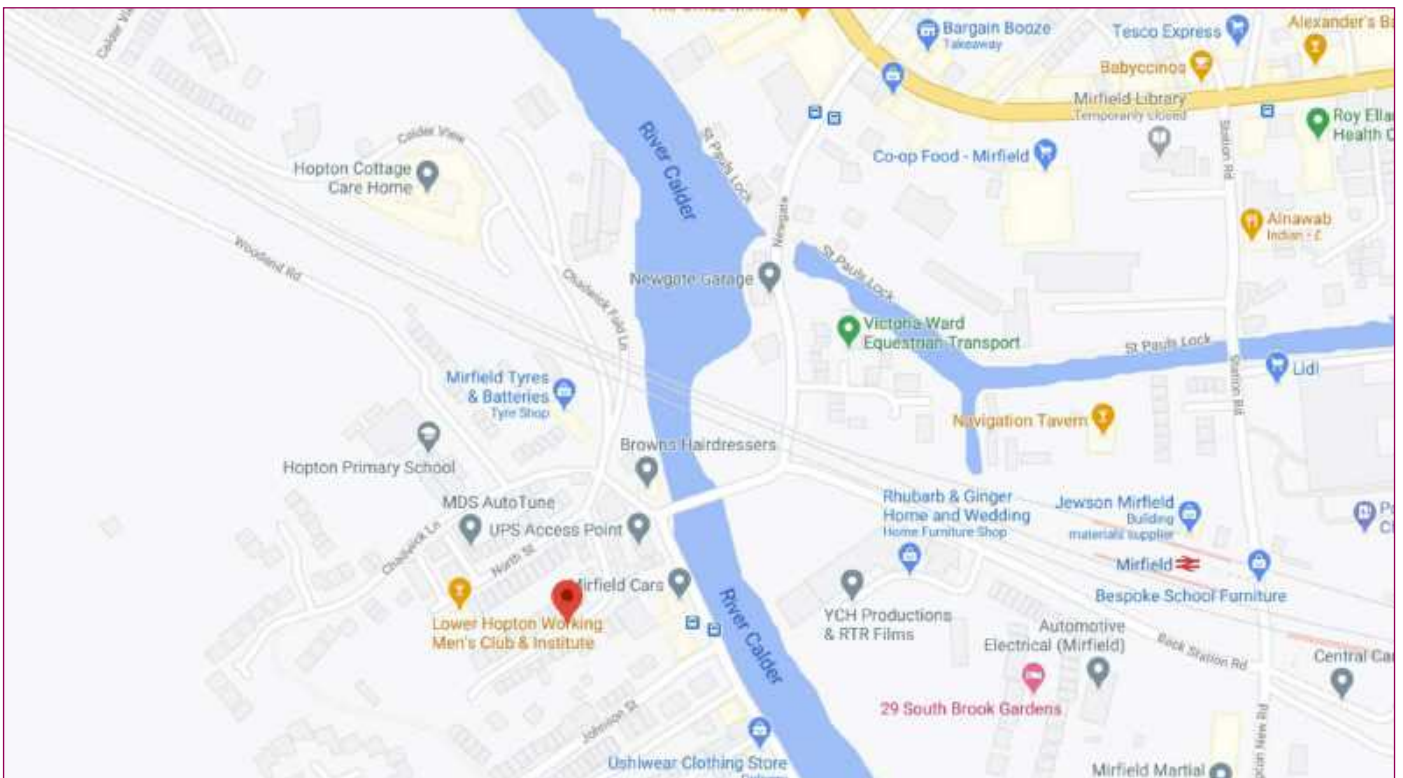
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

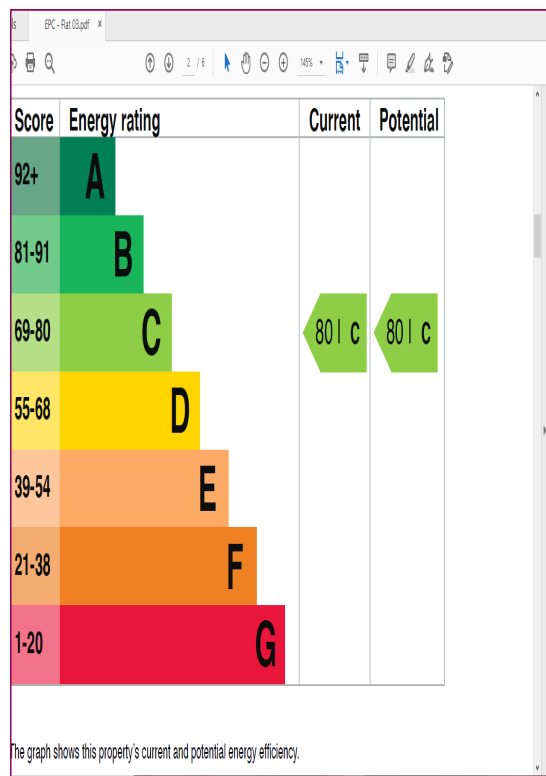
### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Fran Sedda is able to search the





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## 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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