

bramleys



Autumn Heights
Apt. 19
142 Kitson Hill Road
Mirfield
WF14 9BY

£114,950

Professionalism with Independence



110 Huddersfield Road, Mirfield, WF14 8AF
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This spacious 1 bed roomed first floor retirement apartment is situated within the grounds of Field Head Nursing Home and is available to those aged 55 years or over. Enjoying a peaceful rural setting and views from the first floor living accommodation and bedroom. Handily located on the outskirts of Mirfield town centre, it has accommodation comprising:- entrance hall with telephone entry system, spacious lounge/dining area, modern fitted kitchen, spacious double bedroom and bathroom. It also has uPVC double glazing, gas fired central heating, Juliet balcony and secure off road parking with additional facilities to include communal lounge area, in-house laundry and further bedroom for visitors, together with lift servicing all floors. Please note there is a service charge payable of £175 which includes emergency call aid, water rates, electricity & gas, buildings insurance, hire of the laundry room, repairs & renewals, lift maintenance, telephone entry system and cleaning of communal areas.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an external door into:-

Communal Entrance Hall

Having a lift to all floors.

FIRST FLOOR:

Enter the property through an external door into:-

Entrance Hall

Having a telephone entry system.

Lounge/Dining Room

5.49m x 4.55m (18'0" x 14'11")

A most spacious reception room with uPVC double glazed window and sliding patio doors with Juliet balcony which lets in plenty of natural sun light and enjoys open views. There are 2 wall light points, 2 central heating radiators, ceiling coving and is open plan into the kitchen.



Kitchen

2.69m x 2.72m (8'10" x 8'11")

Having a range of wall and base units with working surfaces and tiled splash backs. There are working surfaces, inset electric hob, extractor hood, plumbing for a dishwasher, space for a fridge freezer, plumbing for washing machine, integrated oven, 1½ bowl stainless steel sink with side drainer and ceiling coving.



Bedroom

2.87m x 5.28m plus door recess (9'5" x 17'4" plus door recess)

A large double bedroom having a central heating radiator, uPVC double glazed window which enjoys views to the rear.



Bathroom

Furnished with a 4 piece suite incorporating low flush wc, pedestal wash hand basin, panelled bath, separate shower cubicle, electric shaver point, extractor fan and a central heating radiator.



OUTSIDE:

There are well stocked communal gardens comprising flowerbeds, lawned areas and mature shrubs and trees. There is also secure off road parking.



COUNCIL TAX BAND:

A

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, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. All loans subject to status. A life assurance policy may be required. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

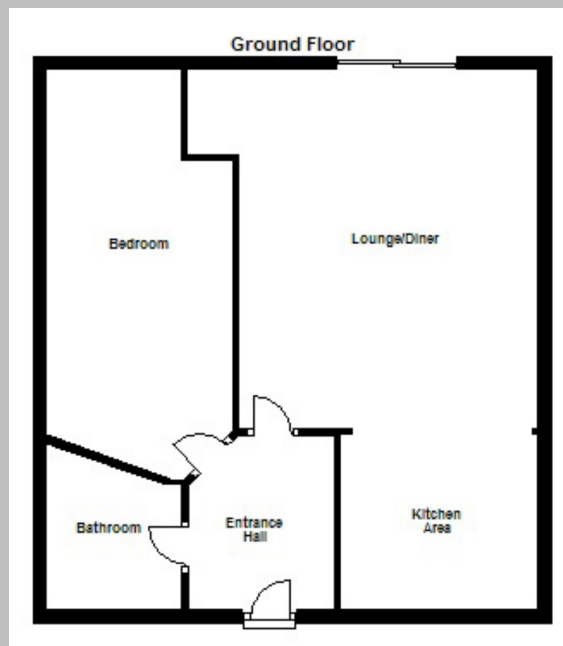
ON-LINE CONVEYANCING SERVICES:

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.


DIRECTIONS:

Leave Mirfield via Huddersfield Road in the direction of Huddersfield, take a right hand fork onto Stocksbank Road after approximately 3/4 of a mile. Continue along Stocksbank Road before taking a right hand turning into Kitson Hill Road and turn left into the private driveway which leads to Autumn Heights.





Energy Performance Certificate



19 Autumn Heights, 142, Kitson Hill Road, MIRFIELD, WF14 9BY

Dwelling type: Mid-floor flat **Reference number:** 0541-2814-7298-9795-5985
Date of assessment: 14 January 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 January 2016 **Total floor area:** 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,173
Over 3 years you could save	£ 126

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 144 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 126 over 3 years</p> </div>
Heating	£ 468 over 3 years	£ 483 over 3 years	
Hot Water	£ 420 over 3 years	£ 420 over 3 years	
Totals	£ 1,173	£ 1,047	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs	(92 plus) A	(92) A	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
(81-91) B	(80) B	(82) B	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			(1-20) G

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£30	£ 129	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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:

- 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.
- 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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