



## 40 Slipper Lane, Mirfield, West Yorkshire, WF14 0HE

WELL PRESENTED & DECEPTIVELY SPACIOUS two bedroom, first floor apartment which is affordably priced to attract any number of buyers including FTB's and those looking to downsize. Refurbished throughout by the current owner it warrants an inspection to appreciate the size and finish. Handily situated at the far end of Slipper Lane, this light and airy apartment benefits from a much lower service charge/ground rent than most modern blocks. It comprises its own entrance, hall, good sized lounge/diner, modern kitchen, two double bedrooms and three piece modern shower room. Pleasant sizeable communal lawned garden to the rear and benefits from uPVC DG & GCH.

**Asking Price £120,000**

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**ENTRANCE HALL** External steps leading to its own entrance.  
Entrance door leading to spacious hallway.

**LOUNGE/DINER 17'9" x 14'5" max (5.4m x 4.4m max)**  
Light and airy room with two windows. Fireplace and electric fire.

**KITCHEN 2.95 x 9'6" max (2.95 x 2.9m max)**  
Dual aspect room with a modern range of wall and base units with contrasting work tops, inset sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer, Metro tiled walls and useful pantry.

**BEDROOM ONE 13'1" x 10'10" (4m x 3.3m)**  
Double bedroom with cupboard housing boiler.

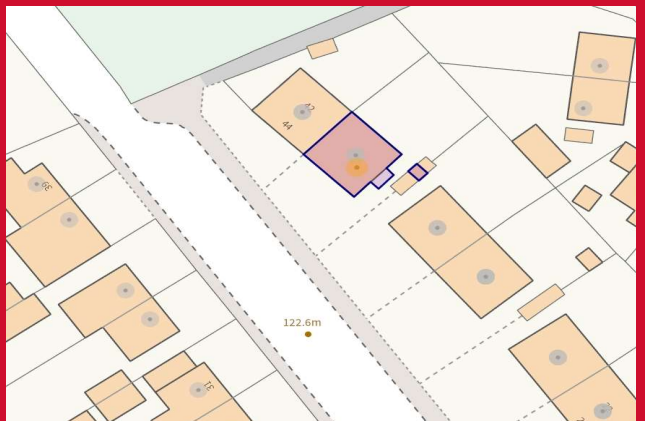
**BEDROOM TWO 13'1" x 9'6" max (4m x 2.9m max)**  
Double bedroom.

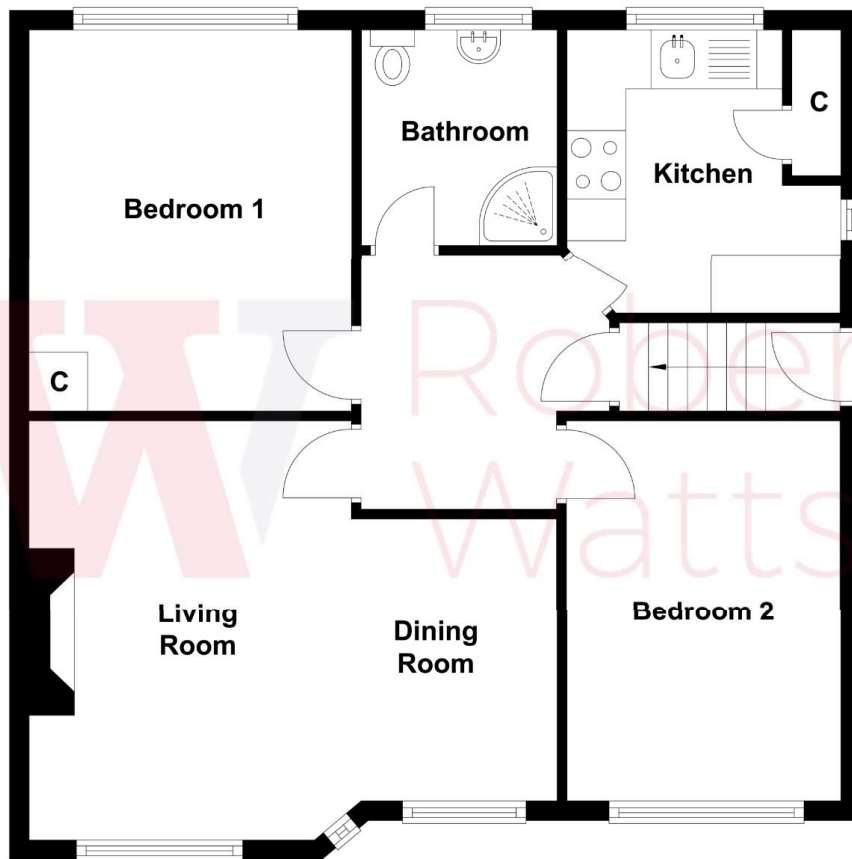
**BATHROOM** Modern three piece suite comprising glazed shower cubicle, hand wash basin and wc. Tiled walls and floor and chrome heated towel rail.

**EXTERIOR** The property benefits from a pleasant communal lawned garden to the rear.

**LEASEHOLD** The property is sold with 90 years left remaining on the lease. We are informed there is no annual Service Charge payable and this is only payable when works are required and the Ground Rent is £10 per annum. We would advise all interested parties to make further enquiries on this.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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