whitegates









Calder View, Mirfield, WF14

2 | 1 | 1 | EPC B

Asking Price: £80,000

Leasehold



Calder View,
Mirfield, WF14 8JD

2 bedrooms
1 bathroom
1 reception room

Asking Price: £80,000

- Bright and spacious with a southerly aspect.
- Freshly decorated
- No onward chain
- "turn-key" property ready to move in to

Council Tax Band: A

New to the Market with Whitegates – Mirfield

Located in a popular area of Mirfield, this well-presented two-bedroom apartment is ideal for first-time buyers, investors, or commuters. Close to local amenities, schools, and transport links, it also benefits from resident parking and attractive hillside views.

Located in a highly desirable residential area of Mirfield, this well-presented two-bedroom apartment offers an excellent opportunity for a variety of buyers, including first-time purchasers, professionals, downsizers, and investors. The property is ideally positioned close to well-regarded schools, a range of local amenities, and excellent transport links, making it a convenient base for commuting across West Yorkshire and beyond.

Externally, the development benefits from resident parking, providing a valuable and practical advantage for those with a vehicle. The surrounding area is well maintained and enjoys a peaceful residential setting, further enhancing the appeal of the property.

Internally, the apartment is thoughtfully laid out and briefly comprises a welcoming entrance hall which leads into a bright and spacious open-plan living area. This main living space is the heart of the home,







offering a versatile layout with ample room for both lounge and dining furniture. Large windows allow natural light to flood the room, creating a light and airy atmosphere that feels both modern and comfortable, ideal for relaxing or entertaining.

The property features a well-proportioned main bedroom, offering a peaceful retreat with space for a double bed and additional furnishings. The second bedroom is also a good size, making it suitable for a variety of uses including a guest room, nursery, or home office, depending on individual needs.

The bathroom is fitted with a three-piece suite comprising bath, wash basin, and WC, presented in a clean and functional style. It provides a practical space with potential for personalisation to suit individual taste.

One of the standout features of this apartment is the attractive outlook, with pleasant views across the surrounding hillside, adding a sense of openness and tranquillity that is often sought after in apartment living.

Overall, this is a well-located and versatile home offering excellent value and convenience in a popular

Mirfield setting. An internal inspection is highly recommended to fully appreciate the space, layout, and lifestyle this property has to offer.

Lounge and Kitchen Area

20'8" x 18'1" (6.3m x 5.5m)

Maximum dimensions "L" Shape room.

Bright and spacious open plan room, with front and side facing windows enjoying the sun throughout the day. Ample space for living and dining furniture. The kitchen has an electric hob and oven, extractor hood, space and plumbing for an automatic washing machine.



Bedroom 1

8'10" x 10'2" (2.7m x 3.1m)

Double glazed window, electric heater.



Bedroom 2

8'2" x 8'10" (2.5m x 2.7m)

Double glazed window, electric heater.

Bathroom

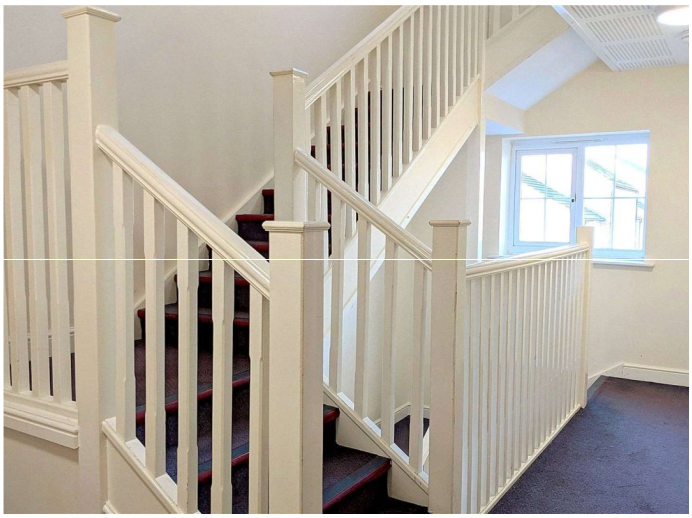
6'5" x 7'8" (1.96m x 2.34m)

Maximum Dimensions.

Panel bath with shower over, low flush wc, pedestal wash basin, tiled splash backs, towel heater.

Entrance/Hall

Wall mounted intercom system, access to all rooms, two storage cupboards (one housing the hat water system)

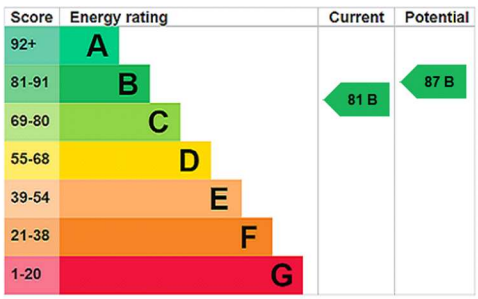


Outside/Communal Areas

Residents parking to the front and rear. Inside a communal entrance hall has wall mounted post boxes, meter cupboards and stairs to all floors.

Property Information

Mains electric, water, and drainage. No flood risk at the property. Room heaters only. Double glazing. Leasehold. 106 years remaining. £1200 annual service charge.




RESIDENTS
Ground floor
WARNING
CCTV
IN OPERATION
0800 849 5333
FIRE EXIT



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Floor Plan

Total floor area: 53.3 sq.m. (574 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman