whitegates









The Coachings, Mirfield, WF14

1 | 1 | 1 | EPC TBC

Offers in the region of: £130,000

Leasehold



The Coachings, Mirfield, WF14 0BL

1 bedroom
1 bathroom
1 reception rooms

Offers in the region of: £130,000

- Luxury ground floor apartment
- Secure designated residents parking
- Fully renovated throughout
- Private low maintenance garden
- Sought after area

Council Tax Band: TBA

New to the market with Whitegates Estate Agents is this beautifully presented one-bedroom ground floor apartment, located within the exclusive and highly regarded development known as The Coaching House in the sought-after town of Mirfield.

Offering a superb turnkey opportunity for first-time buyers, downsizers or investors alike, this stylish apartment has been extensively renovated in recent years to an exceptional standard. The property benefits from a newly installed gas central heating system with a modern boiler and high-quality radiators, double glazing throughout and a contemporary finish that is ready to move straight into.

Accessed via secure electric gates leading to allocated residents' parking, the apartment enjoys both privacy and convenience. A secure communal entrance leads to the property, which is further enhanced by fingerprint entry technology. Internally, the accommodation is well-proportioned throughout and offers excellent storage, while French doors from the living space open directly onto a private, low-maintenance garden, creating a wonderful extension of the living accommodation.

Rarely do apartments of this quality come to the market. Combining stylish modern interiors, private outdoor space, secure parking and an excellent Mirfield location, this superb home is certain to appeal

to a wide range of buyers. Early viewing is highly recommended.

Entrance Hall

A welcoming entrance hall providing access to the open-plan living space, bedroom, bathroom and useful storage cupboard.

Open-Plan Kitchen/Living Area

A beautifully designed open-plan space combining modern living with practical functionality. The high-specification kitchen features a range of wall and base units, complemented by a striking high-end copper splashback which creates a stylish focal point and adds a touch of luxury. Integrated appliances include a Neff oven, microwave, dishwasher and washer-dryer, alongside an induction hob with integrated extractor. A boiling water tap provides additional convenience and a premium finish.

The kitchen flows seamlessly into the spacious living and dining area, offering ample room for both relaxation and entertaining. French doors flood the space with natural light and provide direct access to the private garden, creating a wonderful indoor-outdoor living experience.

Bathroom

A bright and contemporary bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. A window provides natural light and ventilation, creating a pleasant and airy space.

Bedroom

A generous double bedroom offering excellent fitted wardrobe storage and ample space for additional furniture. The room is light and airy, with a specialist privacy window film allowing occupants to enjoy the outlook while maintaining privacy from outside.

Externally

The property enjoys a wonderfully private and low-maintenance garden accessed directly from the living area via French doors. The garden features a paved seating area, artificial lawn and a useful storage shed, creating the perfect space for outdoor dining and relaxation.

To the rear of the development is an allocated parking space within a secure residents' car park, accessed via electric gates with key fob entry.

Property Information

Leasehold apartment, service charge £111.34 per calendar month and ground rent at £201 per annum.

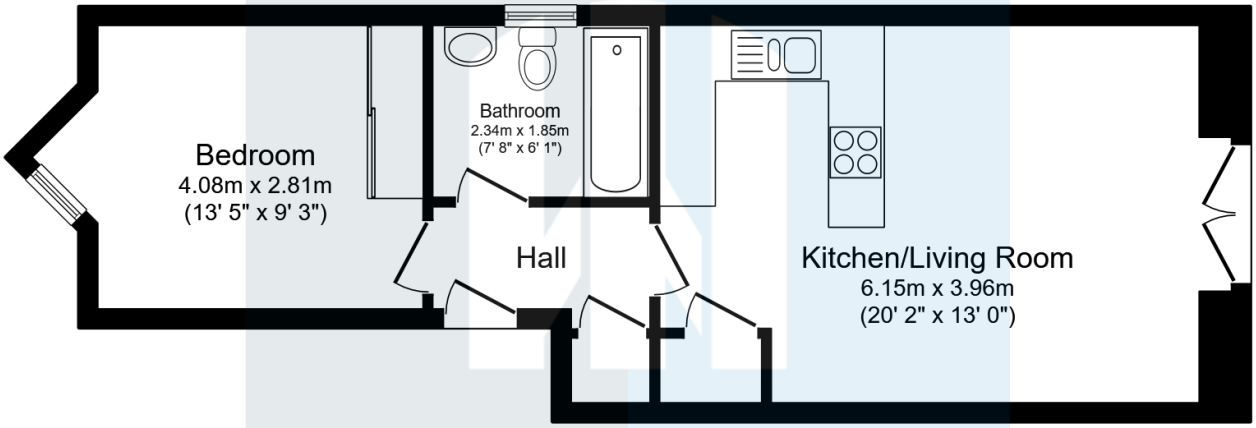








The Coaching, Mirfield



Floor Plan

Total floor area: 44.8 sq.m. (483 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