



Perseverance Mills, Westbury Street, Elland, HX5 9AG

welcome to

Perseverance Mills, Westbury Street, Elland

A well-located apartment offering comfortable and practical living space, ideal for first-time buyers or investors. Situated in a convenient area, the property benefits from good access to local amenities and transport links, making it a great opportunity for those seeking a modern, low-maintenance



Lounge/Kitchen

18' x 16' 6" (5.49m x 5.03m)

The open-plan lounge and kitchen comprise laminate flooring, an electric radiator, and a range of matching wall and base units with worktops over. There is an electric oven and hob, integrated appliances, and a UPVC double glazed window to the front elevation.

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

Bedroom one comprises of carpet flooring, ceiling light point, exposes stone, electric radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)

Bedroom two comprises of carpet flooring, electric radiator, exposes stone , ceiling light point, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, ceiling light point, low level W/c, electric towel rail, pedestal wash basin, walk in shower.



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Perseverance Mills Westbury Street, Elland

- TWO BEDROOM APARTEMENT
- LOCATED IN THE POPULAR AREA OF ELLAND
- IDEAL FOR A FIRST TIME BUYER
- MARKETED AT £52,000
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£52,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115502 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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