



Ellis Court Textile Street, DEWSBURYWF13 2EX

welcome to

Ellis Court Textile Street, DEWSBURY

Guide Price £85,000 - £95,000 LOOKING TO GET YOUR FOOT ON THE PROPERTY LADDER? DOWNSIZE? OR A FABULOUS INVESTMENT? THEN LOOK NO FURTHER! DON'T MISS THIS BEAUTY.... VIEW TODAY



Guide Price £85,000 - £95,000 Situated in this ever popular development is this well presented two bedroom apartment benefiting from the communal entrance via secure video entry phone system with stairs and lift rising to the top (4th) floor (so no neighbours above you!!), entrance hall, 21ft open plan lounge/kitchen/diner with built-in appliances and French doors to Juliette balcony, two double bedrooms with built-in wardrobes to master bedroom and lastly...the house bathroom. The apartment also comes with one secure underground parking space. Conveniently located for Dewsbury town centre, railway and bus stations and a short drive to the M1 and M62 motorway connections. Early viewing is advised to avoid disappointment!

Disclaimer

Entrance Hallway

Open Plan Lounge Kitchen

21' 4" x 12' 9" (6.50m x 3.89m)

Bedroom One

13' 4" MAX x 9' 3" MAX (4.06m MAX x 2.82m MAX)

Bedroom Two

12' MAX x 7' 4" MAX (3.66m MAX x 2.24m MAX)

Bathroom



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Ellis Court, Textile Street

- Guide Price £85,000 - £95,000
- Two Double Bedroom Top (4th Floor) Apartment
- 21ft Open Plan Lounge/ Kitchen Diner
- Bathroom, Underground Parking Space
- Close To All Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 563.51

Ground Rent: 231.79

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.

guide price

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS118273 - 0002

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.

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