



The Silk Mill, Dewsbury Road, ELLAND, HX5 9AR

welcome to

The Silk Mill, Dewsbury Road, ELLAND

Modern well-presented apartment situated in Elland, offers in the region of £119,750 which could be of interest to the first time buyer. Offering spacious living throughout with three bedrooms rooms and one allocated parking space for residents. Contact us now to view!



Entrance Hall

The entrance hall comprises of vinyl flooring, ceiling spotlights.

Lounge

16' 11" x 14' (5.16m x 4.27m)

The lounge comprises of carpet flooring, ceiling light points, wall lights, electric fire, exposed brickwork, UPVC double glazed window to the front elevation.

Kitchen

8' 11" x 7' 5" (2.72m x 2.26m)

The kitchen comprises of tiled flooring, ceiling spotlights, matching wall and base units with work top over, electric oven with hob.

Storage Room

5' 10" x 7' 5" (1.78m x 2.26m)

The storage room is a handy and practical room.

Bedroom One

14' 2" x 10' 7" (4.32m x 3.23m)

Bedroom one comprises of carpet flooring, ceiling light point, electric heater, UPVC double glazed window to the front elevation.

En-Suite

The En-suite comprises of tiled flooring and walls, pedestal wash basin, low level W/c, fully fitted shower.

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

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

Bedroom Three

8' 7" x 5' 3" (2.62m x 1.60m)

Bedroom three comprises of carpet flooring, ceiling spotlights, electric radiator.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling light point, electric heater, panelled bath, low level W/c, pedestal wash basin.

Agents Note

The vendor would consider selling the property fully furnished'



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welcome to

The Silk Mill Dewsbury Road, ELLAND

- UPPER FLOOR THREE BEDROOM APARTMENT
- WITH LIFT & ALLOCATED PARKING SPACE
- MODERN SPACIOUS LIVING THROUGHOUT
- OFFERS IN THE REGION OF £119,750
- CLOSE TO SCHOOLS, LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2280.00

Ground Rent: 330.00

This is a Leasehold property with details as follows; Term of Lease 979 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£119,750



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115217 - 0007

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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