



Dewsbury Road, Elland, HX5 9AR
£70,000

A modern, two bedroom apartment in this popular development close to the heart of Elland town centre. Benefiting from open plan living accommodation this apartment benefits from large windows giving the whole apartment a light, spacious feel.

Available with no onward chain this is an ideal purchase for a first time buyer, down sizer or buy to let investor.



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Entrance Hall

Electric heater. Door to front.

Lounge 15'5" into alcove x 11'9" (4.716 into alcove x 3.590)

Electric heater. Two UPVC double glazed windows to front elevation.

Kitchen 12'6" max x 6'0" max (3.835 max x 1.854 max)

Open plan to lounge. Fitted kitchen with wall and base units. Stainless steel sink. Electric oven. Electric hob. Stainless steel cooker hood. Plumbing for washing machine. Integrated dishwasher. Integrated fridge / freezer. Electric heater.

Bedroom One 8'6" x 10'4" (2.593 x 3.173)

Built in wardrobes. Electric heater. UPVC double glazed window to front elevation.

Bedroom Two 8'8" x 9'6" (2.660 x 2.905)

Built in wardrobes. Electric heater. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin / vanity. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. Extractor fan.

Council Tax Band

B

Parking

Allocated parking space.

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: spider.form.record

Tenure

999 years lease term with 982 years remaining

Ground Rent - £395.31 per annum

Annual Service Charge - £849.82 per annum

IMPORTANT INFORMATION

There is a full Home Sale Pack available for prospective buyers to review upon request.

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

