

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Perseverance Mill

Westbury Street, Elland, HX5 9AG

Offers In The Region Of £72,500



Offered for sale is this fourth floor with lift access apartment is situated close to the centre of Elland in this converted mill of similar style apartments. Having feature exposed stonework, the property has a most spacious living kitchen with matching wall and base units, together with integrated appliances. Providing electric storage heating and double glazing, the property would make an ideal purchase for the professional person/couple or investor buyer alike. With accommodation briefly comprising:- entrance hall, living kitchen, two bedrooms and bathroom

### Leasehold Information

The lease is 125 years from 1 January 2006 - 108 years Remaining

Ground Rent £218.99 Annual Payment

Service Charge £103.68 per month



## ENTRANCE

OPEN PLAN LOUNGE AND KITCHEN 23'5" x 17'2" (7.15m x 5.24m)

The lounge area has fitted laminate flooring with tv and telephone points and plug points, feature exposed wall with fitted electric storage heater and double glazed window. The kitchen has laminate flooring throughout and having having a range of matching modern wall, drawer and base units incorporating fitted fridge freezer and washing machine with working surface over, part tiled walls, inset stainless steel sink unit with mixer taps and side drainer, four ring electric hob and a built-in oven and grill with overhead extractor fan and light.

BEDROOM 1 11'0" x 9'8" (3.36m x 2.95m)

A double bedroom an electric storage heater, double glazing and feature exposed stone work

BEDROOM 2 9'7" x 9'0" (2.93m x 2.76m)

A double bedroom an electric storage heater, double glazing and feature exposed stone work

## BATHROOM

Fitted with a three piece white suite incorporating low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen, being part tiling to the shower area.

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## ADDITIONAL INFORMATION

This property has been managed and rented by Hunters since 2022 and although the tenant has been served notice to vacate, if an investor is looking to buying the apartment with a long standing tenant paying an annual rent of £5400.00 the current tenant has indicated a desire to extend and stay in the property.

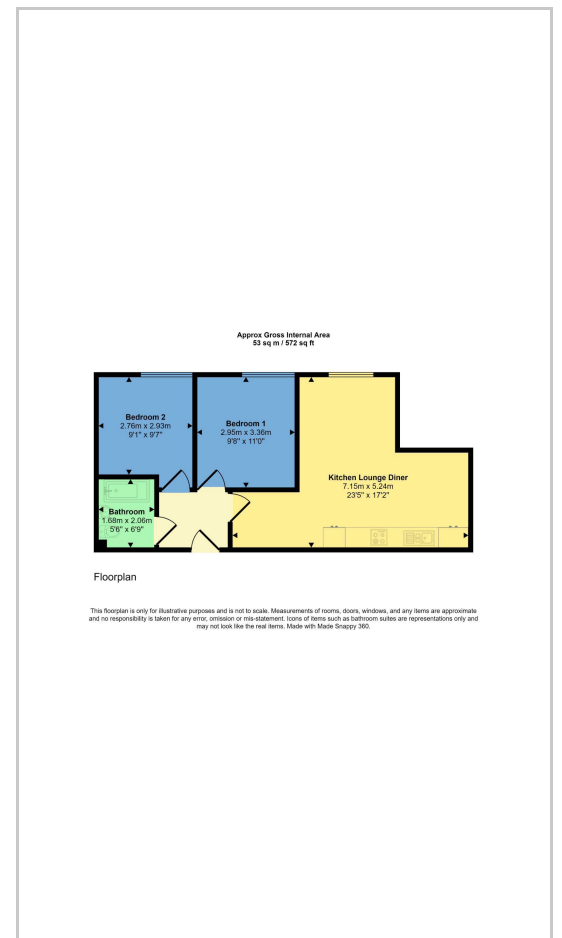
## PARKING

Car parking available on a first come first serve basis in the nearby carpark.

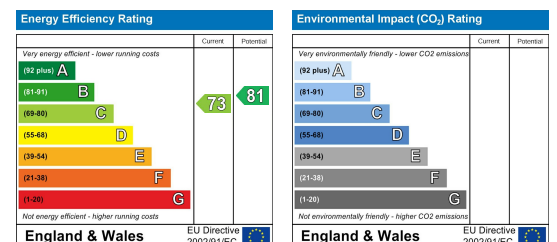
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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