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Textile Street

Dewsbury, WF13 2EX

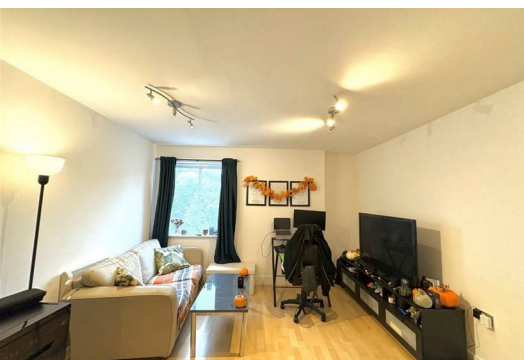
Offers Over £80,000



An ideal opportunity for a young single professional or couple to occupy this two double bedroom third floor apartment which is conveniently located within walking distance of Dewsbury town centre and Dewsbury railway and bus stations. The property benefits from entrance hallway with intercom entry phone, contemporary open plan living area with fitted white kitchen, two double bedrooms with master having its own en-suite shower room as well as the apartment bathroom. The apartment also benefits from allocated secure underground gated parking with remote control access. With no onward chain early viewing is advised to avoid disappointment.

LEASEHOLD DETAILS

Lease - 125 years from 1st January 2005 (106 years remaining) Ground Rent Circa - £231.79 per annum Service Charge Circa - £1,486.76 per annum



ENTRANCE

Timber door, laminate flooring and electric radiator. Airing cupboard and access

OPEN PLAN AND KITCHEN 18'2" x 12'6" (5.54m x 3.82m)

This spacious room is styled with a modern kitchen with fitted wall and base units with complimentary work surfaces stainless steel sink bowl with drainer and contrasting splash back. Electric oven, electric hob and cooker hood. Built in washing machine, space for fridge and freezer and breakfast bar seating area, the lounge area has double glazed windows, electric wall mounted radiator.

BEDROOM 1 12'5" x 10'7" (3.79m x 3.23m)

This double bedroom has Built in wardrobes and fitted laminate floor and double glazed window, leading to

EN SUITE

Three piece suite comprising of: wash hand basin, wc and double shower cubicle with fitted mixer shower and having part tiled walls, shaver point and towel radiator. Tiled flooring, spotlights to ceiling and extractor fan.

BEDROOM 2 11'4" x 9'8" (3.46m x 2.96m)

Another double bedroom with fitted laminate flooring and double glazed window.

BATHROOM

Three piece suite in white with a panelled bath and shower. Low flush toilet and wash hand basin. Tiled flooring, spot lighting, wall mounted electric towel heater and extractor fan

PARKING

Gated secure underground parking for one car with steps leading to the main entrance and lifts to all floors.

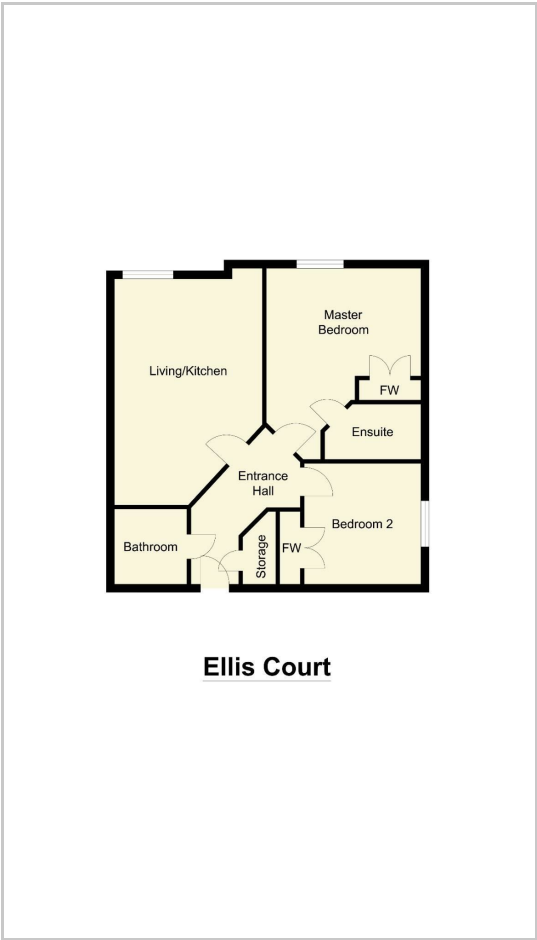
LEASEHOLD INFORMATION

125 years from 1st January 2005 (106 years remaining)
Ground Rent Circa - £231.79 per annum Service Charge Circa - £1,486.76per annum (Total £1718.55)

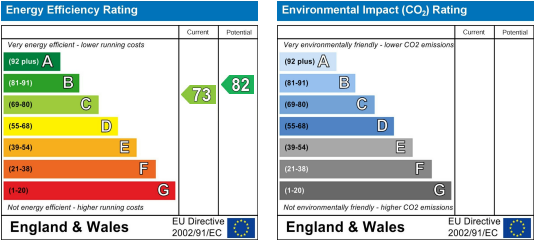
Area Map



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.