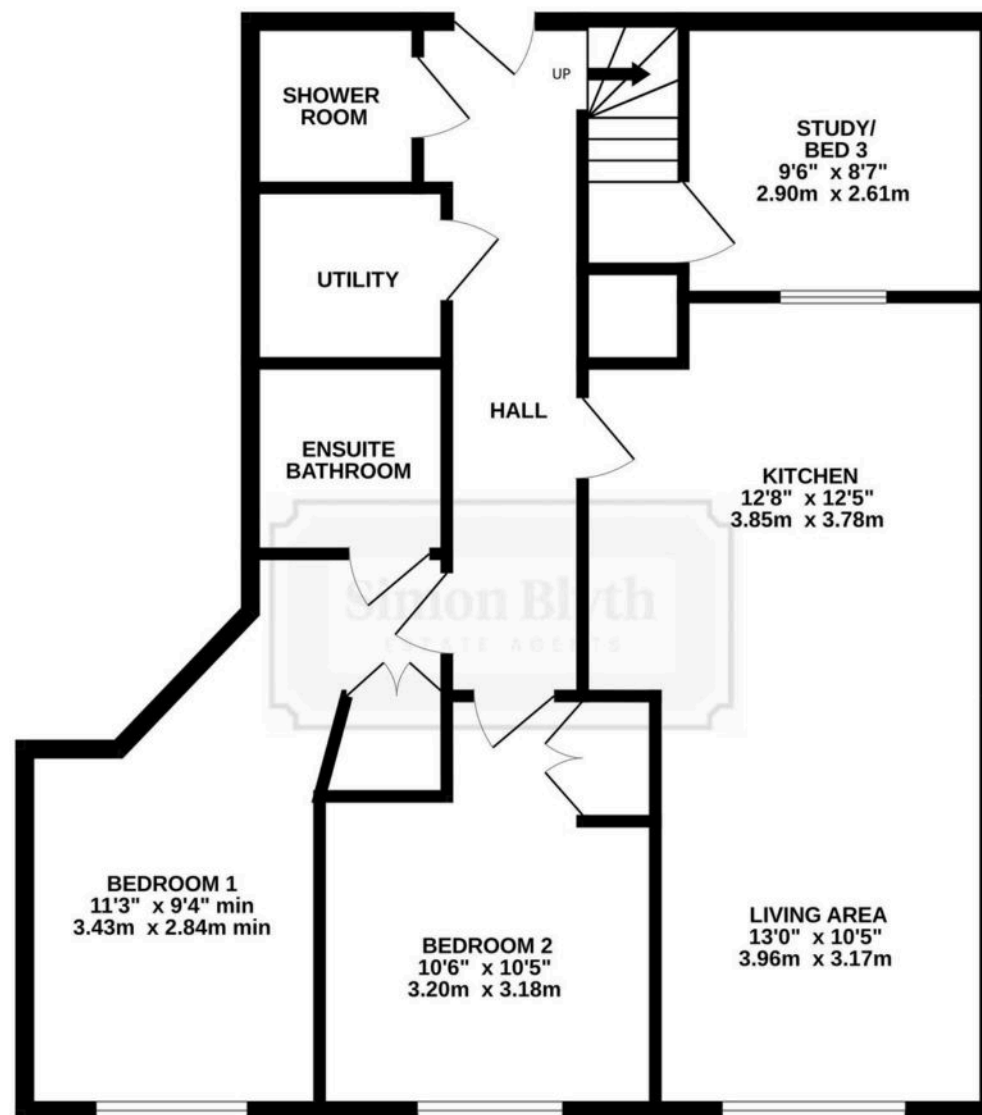




**Apt 51, The Silk Mill Dewsbury Road, Elland**  
Elland

Guide Price **£60,000**



THE SILK MILL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Apartment 51

The Silk Mill Dewsbury Road, Elland

Available with vacant possession and no onward chain is this two/three bedroom third floor apartment located within a converted mill and situated close to Elland center with shops, restaurants, bars and accessible for J42 of the M62 linking East Lancashire to West Yorkshire. The property is approached via a communal entrance with lift or stairs rising to the third floor and giving access to the apartment which comprises entrance hall, open plan living/kitchen area with large arched window, exposed brick work, new fitted carpet and integrated appliances, two bedrooms both featuring large arched windows and exposed brick work with master having an en suite bathroom, there is a separate shower, utility room and study/ bedroom three with window giving borrowed light and looking into the living kitchen. There is aluminium double glazing and electric heating. Externally there is a secure gated parking area with designated parking space (Number 19).



## Apartment 51

The Silk Mill Dewsbury Road, Elland

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



## Ground Floor

Communal entrance with lift or stairs rising to the third floor and giving access following entrance hall with inset ceiling down lighters, electric wall heater, cylinder cupboard and from the hallway access can be gained to the following rooms..-

### Kitchen

12' 8" x 12' 5" (3.86m x 3.78m)

This is open plan to the living room and has a section of tiled flooring, cream base and wall cupboards, contrasting overlying timber effect worktops with matching splash backs, inset 1 1/2 bowl single drainer stainless steel sink with chrome monobloc tap, four ring halogen hob with extractor hood over and electric oven beneath, integrated dishwasher, integrated fridge, integrated freezer, ceiling light point and electric wall heater.

### Living Area

13' 0" x 10' 5" (3.96m x 3.18m)

With electric wall heater, four wall light points, large aluminium double glazed window with exposed brick work.

### Shower Room

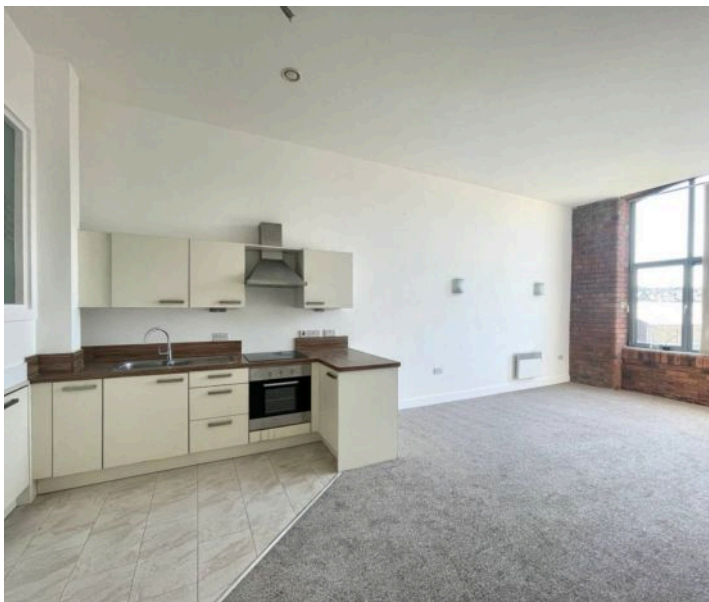
5' 2" x 5' 2" (1.57m x 1.57m)

With inset ceiling down lighters, extractor fan, shaver socket, chrome ladder style heated towel rail, part tiled walls, tiled floor and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and corner shower cubicle with chrome shower fitting.

### Utility

6' 2" x 5' 2" (1.88m x 1.57m)

With ceiling light, extractor fan, electric wall heater and having worktop with inset single drainer stainless steel sink with chrome mixer tap, cupboard beneath and under counter space for washing machine.



**Bedroom One**

11' 3" x 9' 4" (3.43m x 2.84m)

With twin door wardrobe, ceiling light point, electric wall heater, large aluminium double glazed window and exposed brick work. To one side a door gives access to an en suite bathroom.

**En Suite Bathroom**

6' 5" x 6' 2" (1.96m x 1.88m)

With inset ceiling down lighters, extractor fan, shaver socket, chrome ladder style heated towel rail, part tiled walls, tiled floor and fitted with a suite comprising bath with tiled surround and mixer tap incorporating hand spray, wall hung hand wash basin with chrome monobloc tap and low flush WC with concealed system.

**Bedroom Two**

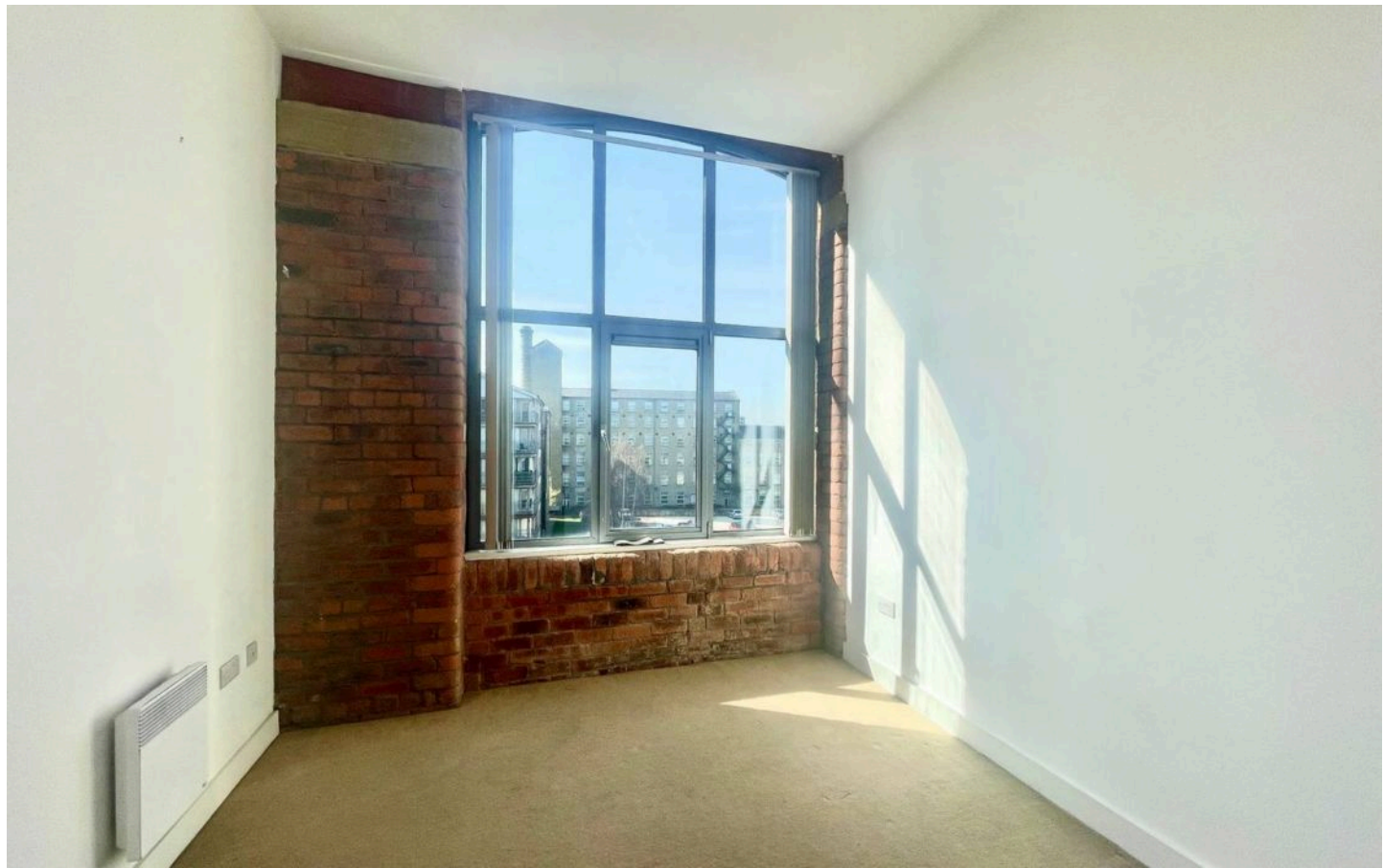
10' 6" x 10' 5" (3.20m x 3.18m)

This is located adjacent to bedroom one and once again has a large aluminium double glazed window with exposed brick work, wall mounted electric wall heater, ceiling light point and twin door fitted wardrobe.

**Study/Bedroom Three**

9' 6" x 8' 7" (2.90m x 2.62m)

This is approached up a short flight of steps and has a part frosted window which provides borrowed light and looks into the living kitchen. There are inset ceiling down lighters, extractor fan and electric wall heater.



## **ADDITIONAL DETAILS**

TENURE- LEASEHOLD WITH 999 YEARS FROM 01/01/2007 WITH AN ANNUAL BUILDING INSURANCE OF £1,209.78  
GROUND RENT OF £393.31 PER ANUM

SERVICE CHARGE- £425 PER QUARTER COUNCIL TAX- BAND B

### **Allocated parking**

An electric gate at the right hand side of the mill provides access to the car park with a dedicated parking space (Number 19).

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note: 1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

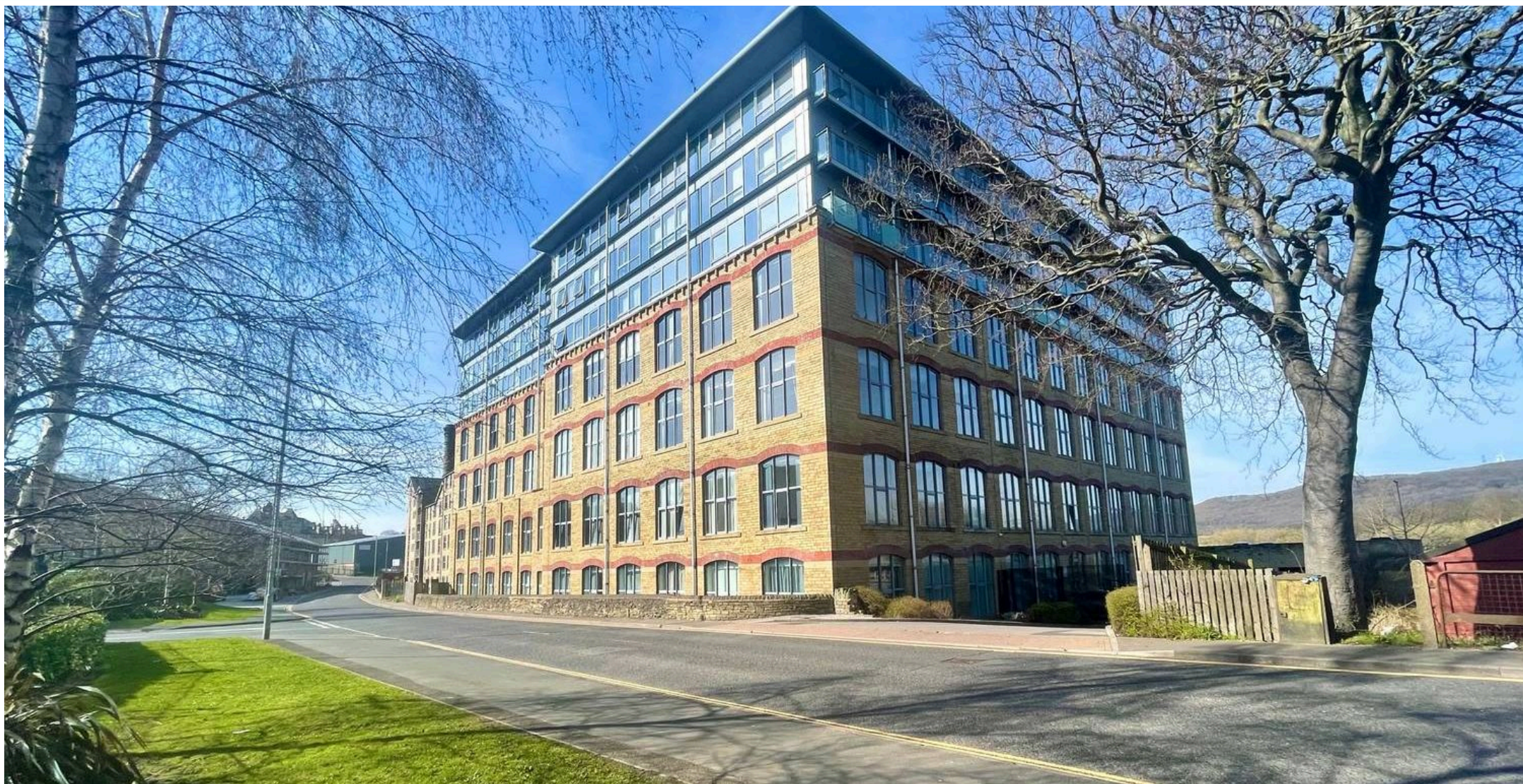
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

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OFFICE OPENING TIMES 7 DAYS A WEEK Monday to Friday - 8:45 am to 5:30 pm Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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