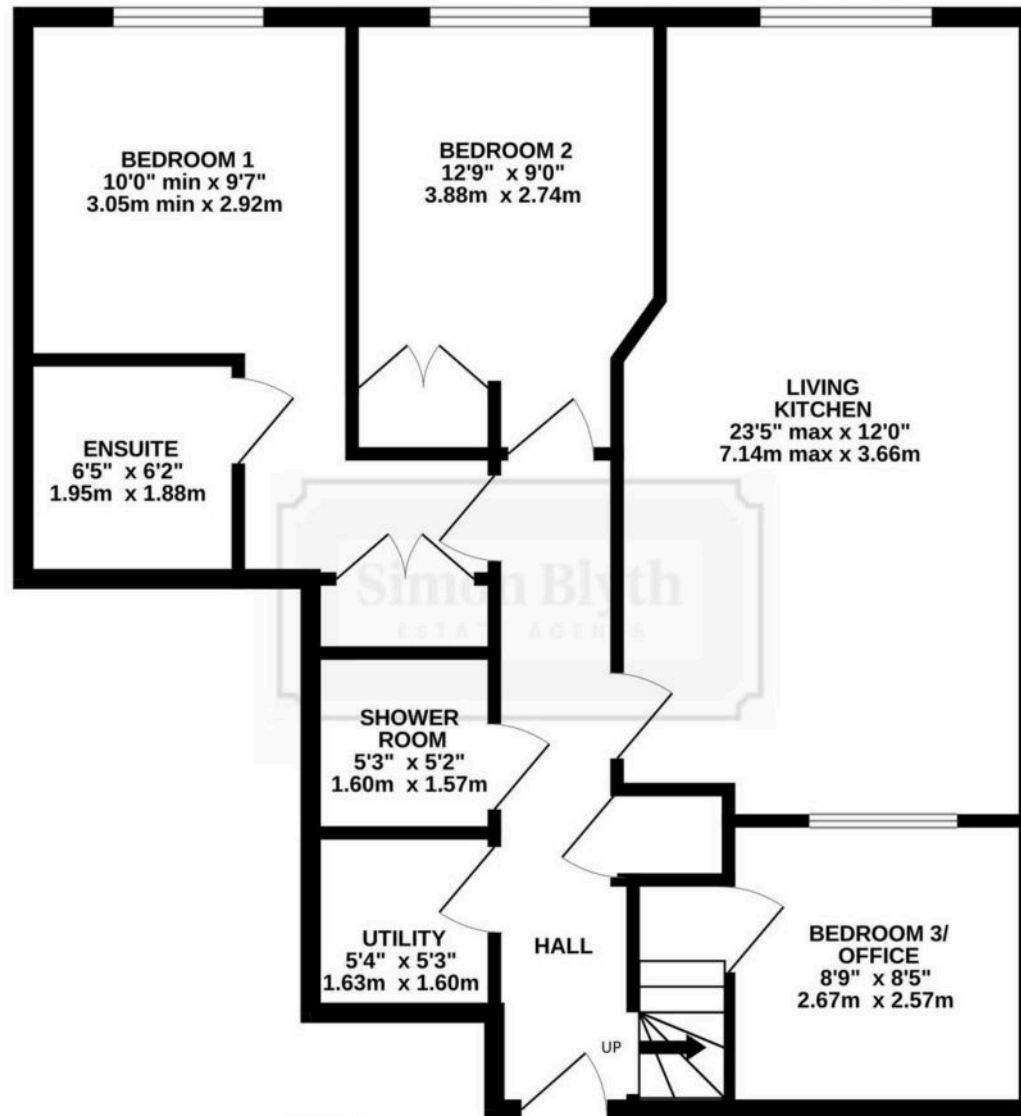




Apt 20, The Silk Mill Dewsbury Road, Eland
Eland

Offers in Region of **£95,000**



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 20

The Silk Mill Dewsbury Road, Elland

Available with vacant possession and no onward chain is this two/three bedroom first floor apartment which forms part of a converted mill situated just on the edge of Elland Town centre. The property provides a spacious and well proportioned accommodation with large windows providing plenty of natural light, exposed brick work and having electric heating with accommodation briefly comprising communal entrance with stairs or lift rising to the first floor. The apartment has an entrance hall with cylinder cupboard, large living kitchen with integrated appliances. Master bedroom with en suite bathroom, second double bedroom with fitted wardrobe and bedroom three/office to a upper level with borrowed light from the living kitchen. There is also a utility room and shower room. Externally there is a designated parking space within the secure electric gated car park.



Ground Floor

A communal entrance leads to stairs or lift rising to the first floor and giving access to entrance hall.

Entrance Hall

With a timber door, there are inset ceiling down lighters, wall light, and electric wall heater. From the hallway access can be gained to the following rooms..-

Living Kitchen

25' 5" x 12' 0" (7.75m x 3.66m)

As the dimensions indicate this is a generously proportioned room which has a large aluminium double glazed window which provides plenty of natural light together with exposed brick work, there is a ceiling light, four wall lights, two electric wall heaters and a fitted carpet with the kitchen area having a tiled floor. The kitchen has a range of cream base and wall cupboards, drawers, contrasting timber effect overlying worktops with matching splash backs, inset 1 1/2 bowl single drainer sink with chrome mixer tap, four ring halogen hob with extractor hood over and electric oven beneath, integrated fridge, integrated freezer and integrated slimline dishwasher.

Utility Room

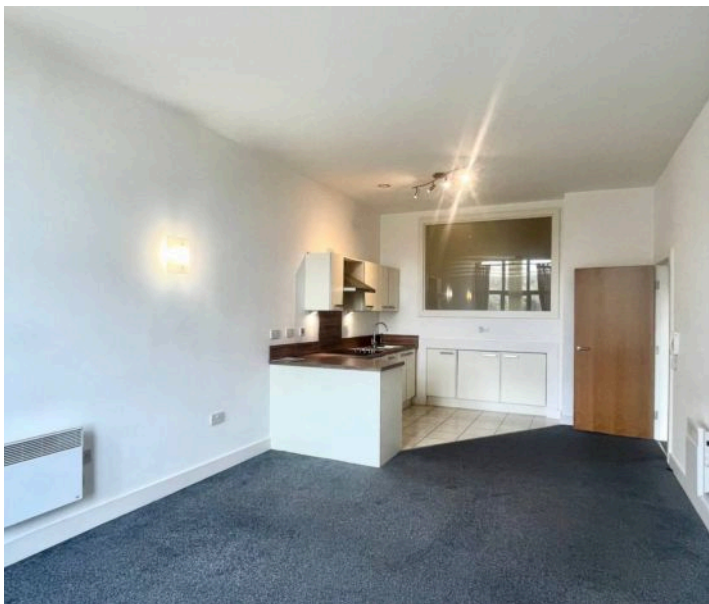
5' 3" x 5' 4" (1.60m x 1.63m)

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

Shower Room

5' 3" x 5' 2" (1.60m x 1.57m)

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



Bedroom One

10' 0" x 9' 7" (3.05m x 2.92m)

This is approached via a lobby with fitted recessed wardrobe as well as providing access to the en suite bathroom. The bedroom has a large aluminium double glazed window which floods the room with natural light, there is exposed brick work and an electric wall heater.

En Suite Bathroom

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

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

Bedroom Two

12' 9" x 9' 0" (3.89m x 2.74m)

This is situated adjacent to bedroom one and enjoys a similar aspect with a large aluminium double glazed window, there is exposed brick work, ceiling light, electric wall heater and fitted wardrobe.

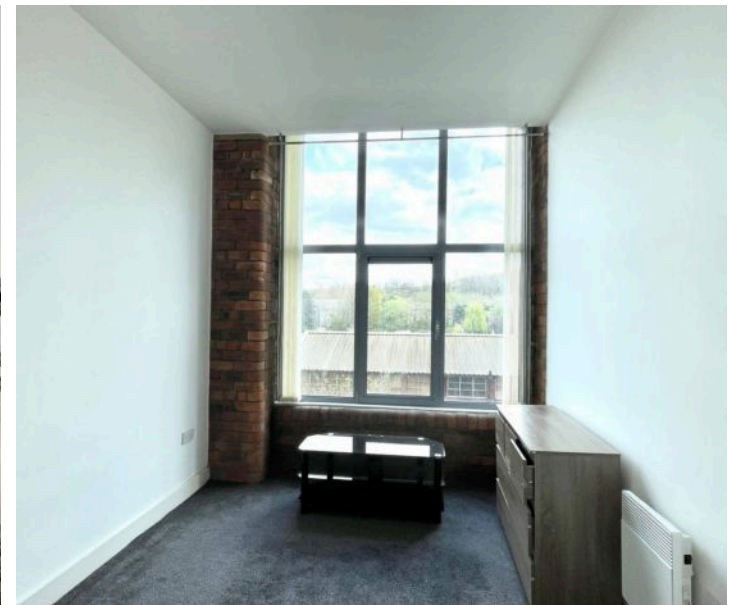
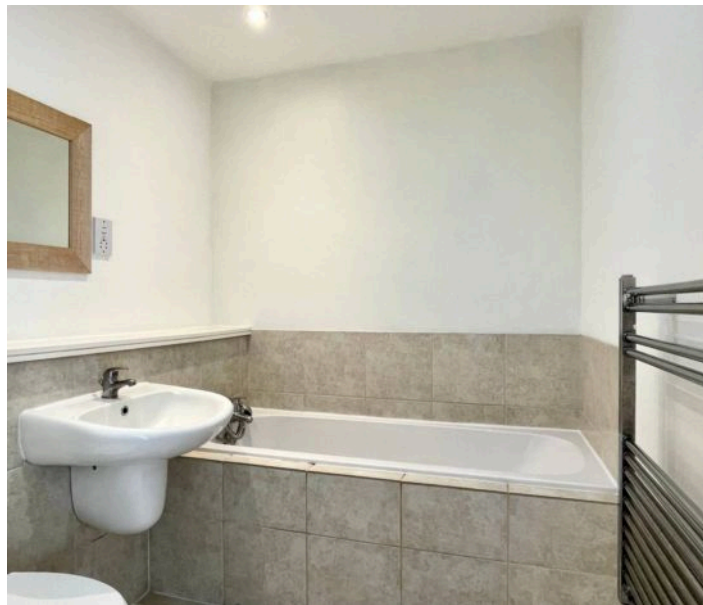
Bedroom Three/Office

8' 9" x 8' 5" (2.67m x 2.57m)

This is situated above the kitchen and is approached via a short flight of four steps by the main entrance. There are inset ceiling down lighters, electric wall heater and a partially frosted window which provides borrowed light from the living kitchen.

Garden

Externally there is a secure gated car park with designated parking space.



ADDITIONAL DETAILS

-THE PROPERTY HAS ELECTRIC HEATING

-THE PROPERTY HAS ALUMINIUM DOUBLE GLAZING

-SERVICE CHARGE IS £274 PER QUARTER

-LEASEHOLD FOR 999 YEARS FROM 01/01/2007 WITH ANNUAL GROUND RENT OF £395

BUILDINGS INSURANCE £1,209.78 PER ANNUM

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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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.

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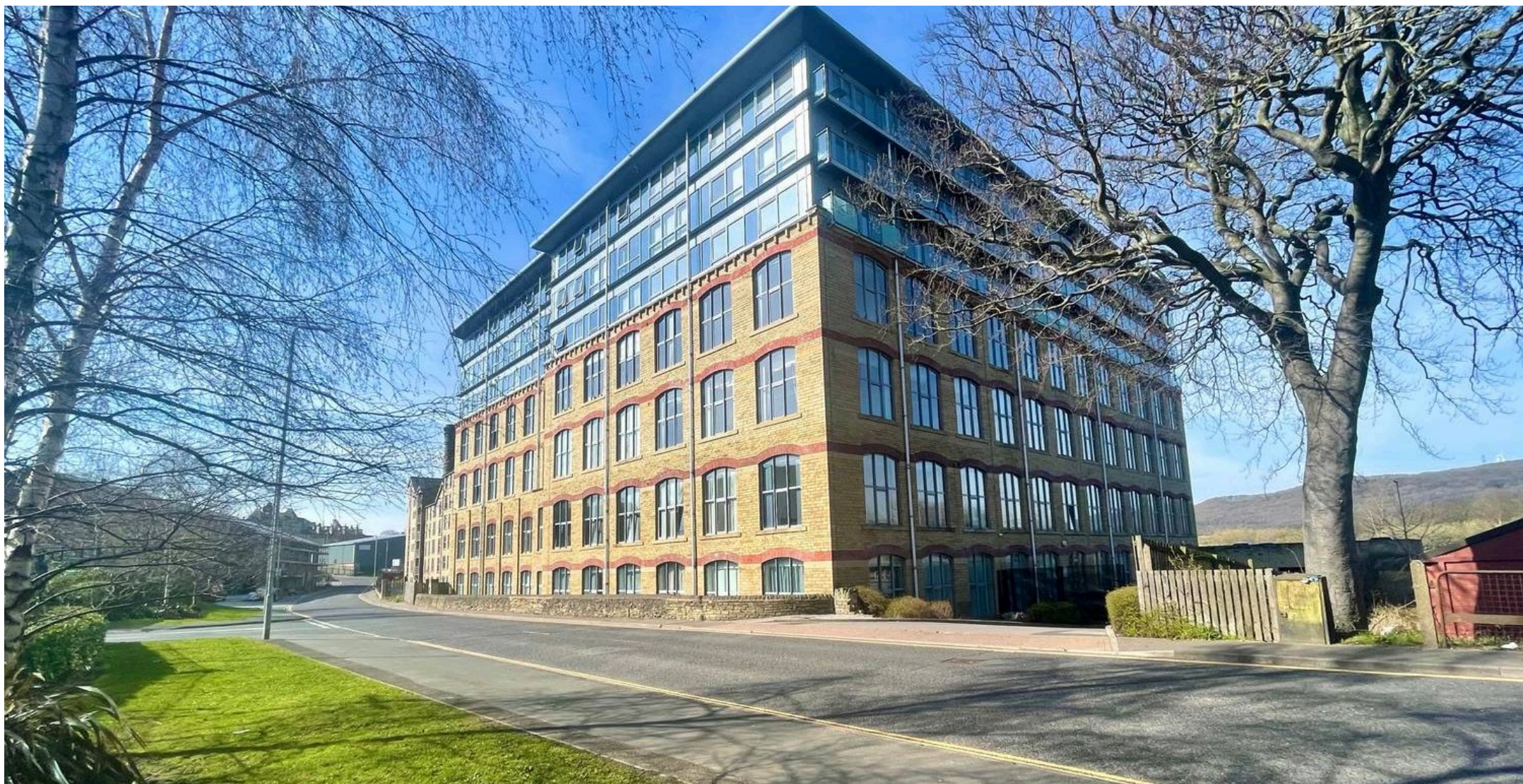
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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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