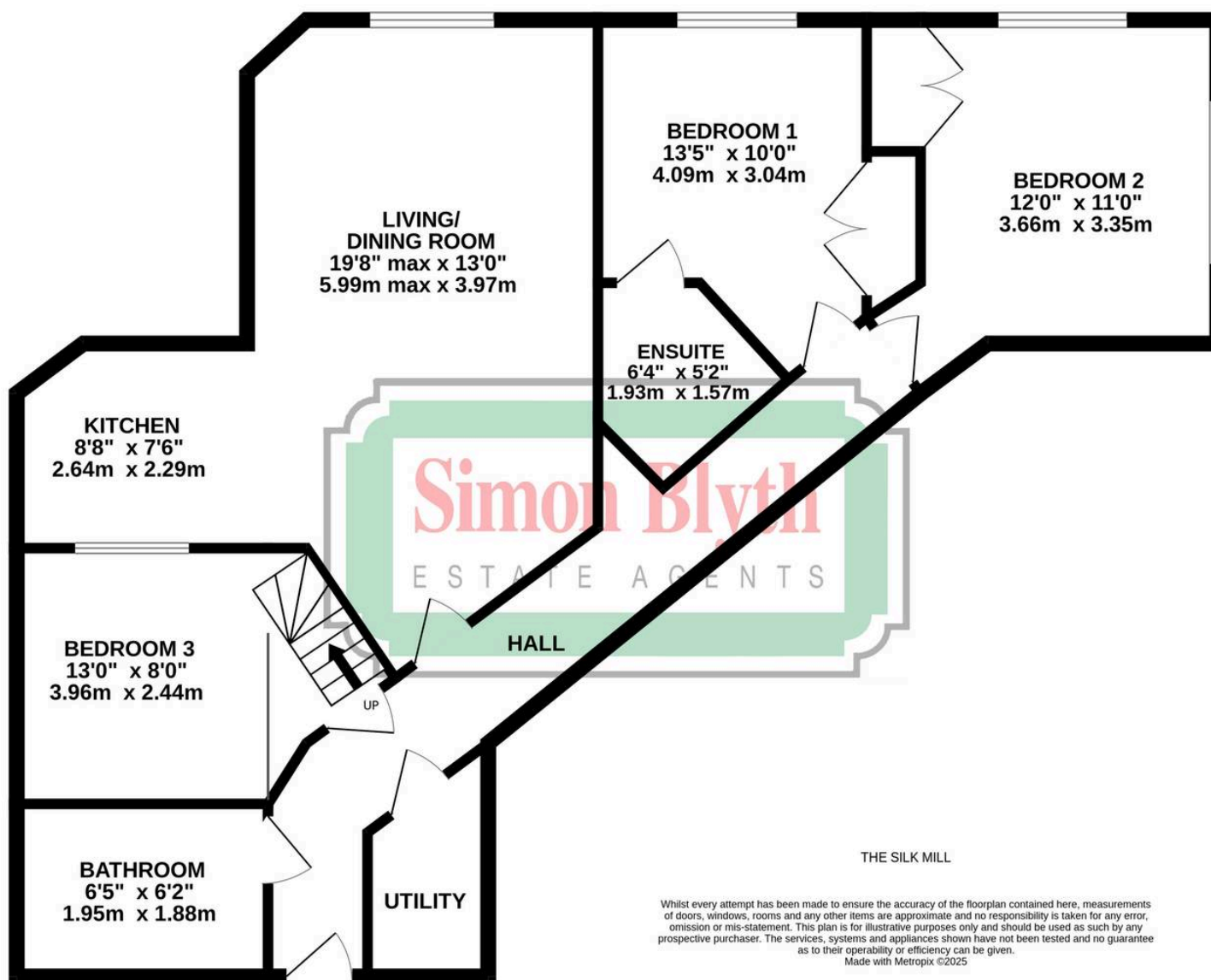




**Apt 50, The Silk Mill Dewsbury Road, Elland**  
Elland

Guide Price **£72,000**









## Apartment 50

The Silk Mill Dewsbury Road, Elland

Available with vacant possession and no onward chain is this spacious third floor corner apartment enjoying far reaching views and within walking distance of Elland and accessible for J23 and J24 of the M62.

The apartment enjoys a good degree of natural light from large aluminium double glazed windows, there is electric heating and stairs/lift access to the third floor. The accommodation briefly comprises, entrance hall, living/dining room with exposed brick work and open plan to a modern fitted kitchen. The master bedroom has an en suite shower room, second bedroom has a lovely corner position with dual aspect, lovely far reaching and two elevations with exposed brick work. The third bedroom has borrowed light from the kitchen and includes a useful sub floor storage area. There is also a bathroom and utility room.

Externally there is a secure gated car park with designated parking space number 66.







## Apartment 50

The Silk Mill Dewsbury Road, Elland

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

- Vacant three bed corner apartment
- Within walking distance of Elland Centre
- Ideal for access to M62
- Sold by Modern Auction (T&C's apply)
- Subject to reserve price
- Buyers fees apply







## Ground Floor

Communal entrance gives access to the stairs or lift rising to the third floor and giving access to the apartment which comprises entrance hall, with inset ceiling down lighters and electric wall heater. From the hallway access can be gained to the following..-

## Living/Dining room

19' 8" x 13' 0" (5.99m x 3.96m)

As the dimensions indicate this is a well proportioned room which has large arched aluminium double glazed window providing lots of natural light and enjoying some far reaching views, there is exposed brick work, four wall light points and two electric wall heaters. To one side there is an open plan kitchen.

## Kitchen

8' 8" x 7' 6" (2.64m x 2.29m)

With a range of cream base and wall cupboards, drawers, contrasting overlying timber effect worktops with matching splash backs, inset single drainer stainless steel sink with chrome mixer tap, four ring ceramic hob with extractor hood over and electric oven beneath, integrated dishwasher, integrated fridge and integrated freezer.





### **Bedroom One**

13' 5" x 10' 0" (4.09m x 3.05m)

A double room with large arched aluminum double glazed window with exposed brick work, ceiling light point, electric wall heater and twin door recessed wardrobe.

### **En Suite Shower Room**

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

### **Bedroom Two**

12' 0" x 11' 0" (3.66m x 3.35m)

A double bedroom which is situated in the corner of the mill and has two large arched aluminum double glazed windows, flooding this area with natural light and enjoying far reaching views. There is also exposed brick work to two elevations, ceiling light point, electric wall heater and twin door recessed wardrobe.







### **Bedroom Three**

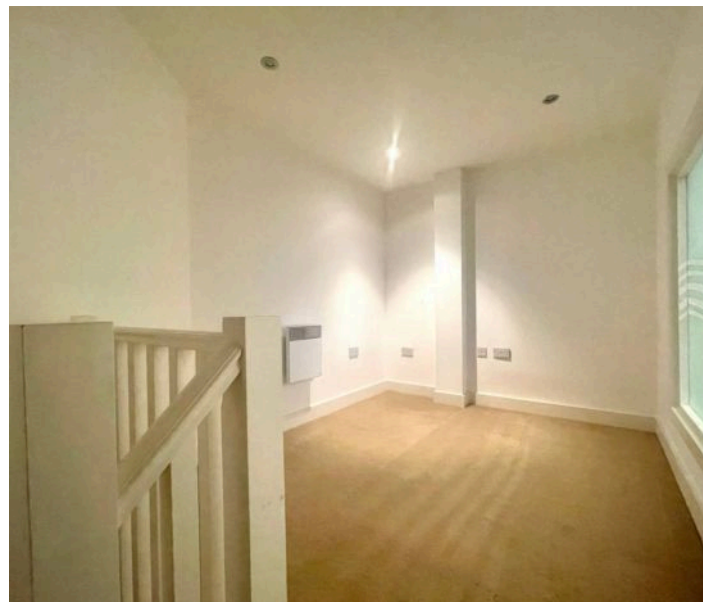
13' 0" x 8' 0" (3.96m x 2.44m)

This is accessed up a short flight of steps with a useful storage beneath, there are inset ceiling down lighters, extractor fan, electric wall heater and frosted glass giving borrowed light from the kitchen and living area.

### **Bathroom**

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

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



### **Utility Room**

6' 6" x 4' 6" (1.98m x 1.37m)

This has a ceiling light point, extractor fan, hot water storage cylinder, electric wall heater and plumbing for automatic washing machine.

## **ADDITIONAL DETAILS**

Leasehold- 999 years from 01/01/2007

Buildings Insurance – £1266 per annum

Ground Rent- £393.31 per annum

Service Charge- £330 per quarter approximately

Council Band- B

Parking Space No 66

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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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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