

local
properties

buy • sell • let

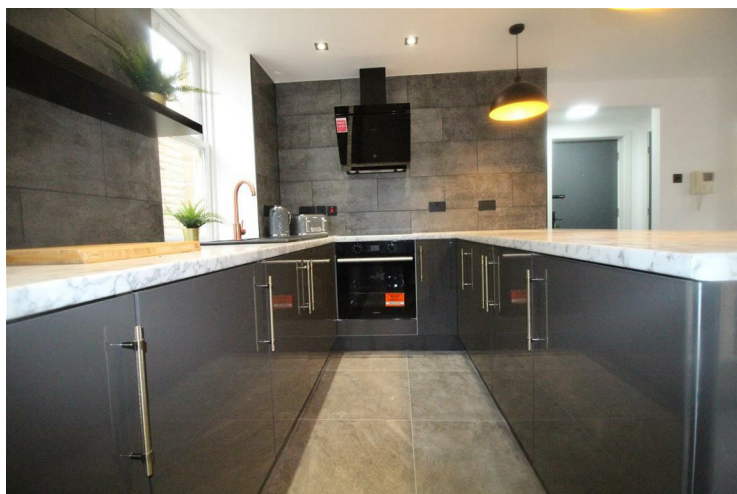
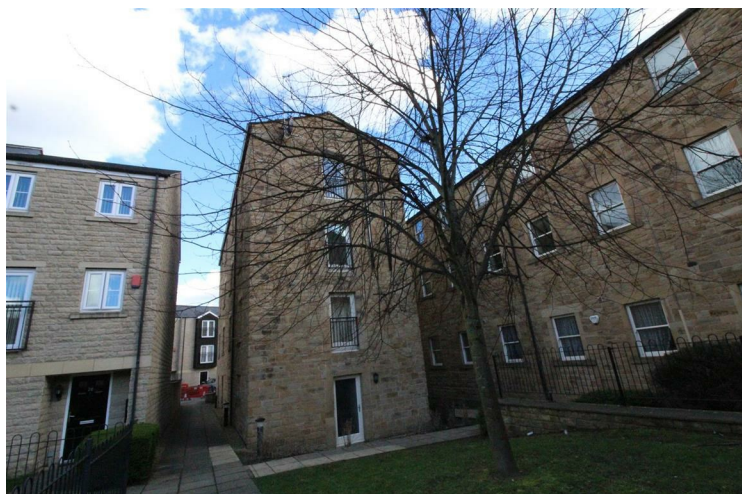


155 Spinners House Dewsbury, WF13 2EY

£64,995

Leasehold

**** SUPERB 2nd FLOOR STUDIO APARTMENT - REFURBISHED THROUGHOUT TO A VERY HIGH STANDARD - MILL CONVERSION - VIEWING ESSENTIAL - NO CHAIN **** This property has double glazing and electric app controlled Italian Designer wall radiators and comprises: entrance vestibule, living area, shower room. With easy access to both the M1 & M62, this property would make a great base for those wishing to commute. This property offers ready to move into accommodation ideal for a first time or buy to let investor.



- Superb Studio Apartment • Refurbished Throughout • Mill Conversion • New Fitted Kitchen • New Shower Room

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ENTRANCE VESTUBULE

Italian ceramic tiled floor. Inset spotlights. Airing cupboard.
Electric radiator. Door to front.

LIVING & KITCHEN AREA

17'6" x 13'0"

With newly fitted high gloss base and wall units in
anthracite grey with asterite sink with mixer tap. Ceramic
hob, electric oven and extractor hood. Freestanding fridge
freezer. Breakfast bar. Italian ceramic tiled floor. Inset
spotlights. Wall mounted intercom entry phone. Electric
radiator. Windows front and rear and Juliet balcony to side.

SHOWER ROOM

With newly fitted three piece suite comprising: walk in
shower, wash hand basin, low flush wc with hideaway
cistern. Fully tiled with ceramic tiled floor. Heated towel
rail. Extractor fan. Inset spotlights.

DIRECTIONS

From Dewsbury Town Centre proceed along Bradford Road
for approximately a quarter of a mile where Textile Street
will be found on the left hand side. Spinners House is
located in the top right hand corner and access to number
155 is via the second entrance door on the right. The
apartment is located on the second floor.

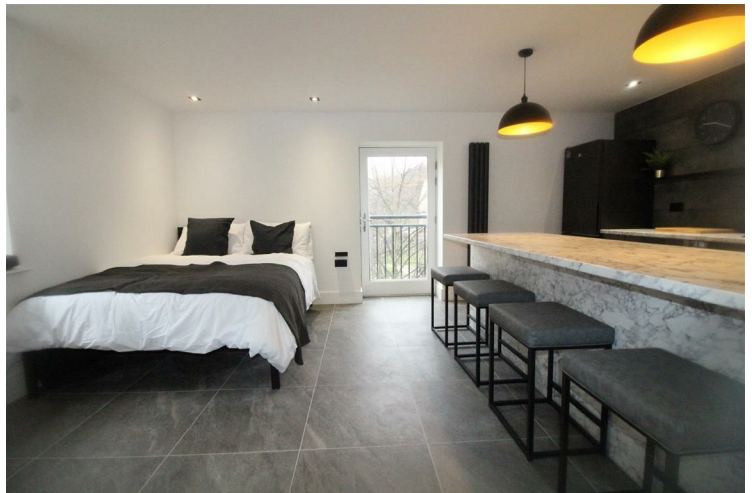
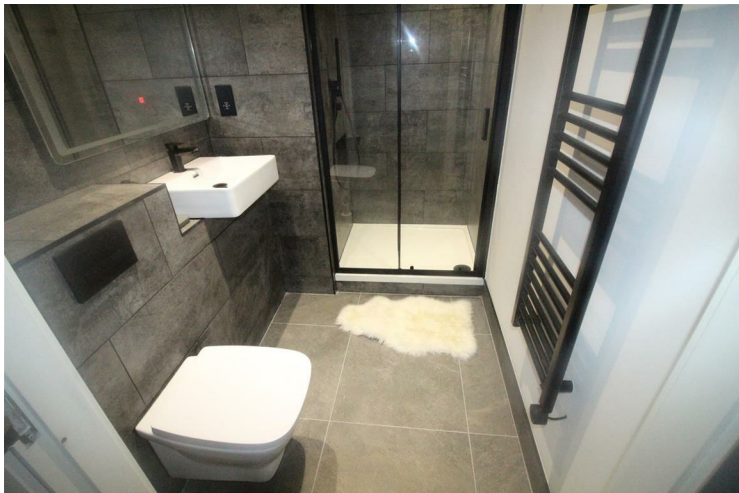
NOTES

Ground rent £250 per annum

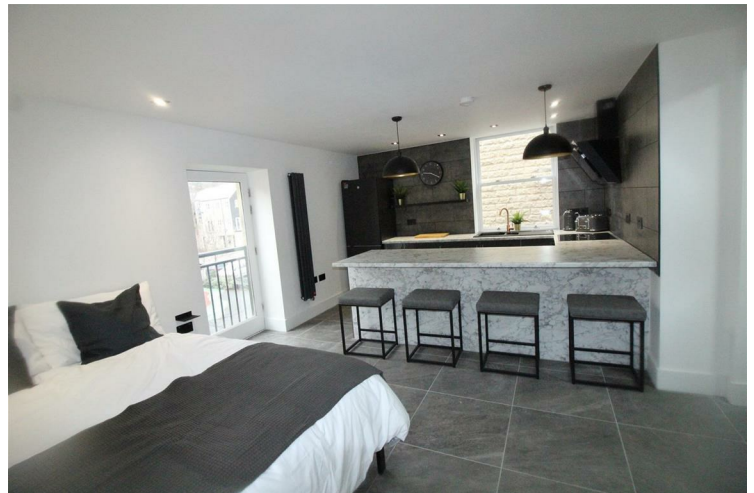
Maintenance / Service Charge £120 a month

125 Year Lease from 1st Jan 2005

BAND A Council Tax



- Ceramic Floors Throughout • Great FTB/Buy To Let • Energy Rating - C • Convenient For M1 & M62 • No Chain







Additional Information

Local Authority - Kirklees Council
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 0.00 sq ft
Tenure - Leasehold



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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