



Apt 58 Silk Mill, Elland, HX5 9AR  
Offers Over £120,000

**bramleys**



FURNITURE AND ADDITIONAL ACCESSORIES INCLUDED! Located on the fourth floor of this popular mill conversion is this modern spacious 2 bedroomed apartment with balcony. Enjoying pleasant open views from the living and bedroom accommodation via double glazed French doors, the property also has en-suite facilities to the master bedroom, a further 3 piece bathroom suite and a spacious separate study room. The living/dining area is particularly spacious and being open plan to the kitchen area which is fitted with integrated appliances. Situated within close proximity of the amenities within Elland town centre and also convenient for access to the M62 which is less than 2 miles away. An internal inspection is highly recommended to appreciate the accommodation on offer.



## FOURTH FLOOR:

### Entrance Hallway

Having inset ceiling spotlights, wall mounted electric heater and a useful storage cupboard housing plumbing for a washer dryer combo machine.

### Living Kitchen

12'1" x 24'3" (3.68 x 7.39)

This spacious lounge area has 2 electric wall mounted heaters, four wall light points, television point and double glazed French doors leading out to the balcony area. The kitchen area is also spacious and provides dining space, being fitted with a contemporary range of matching wall and base units with working surfaces, there is tiling to the floor and under-cupboard lighting, integrated appliances including four ring electric hob, oven beneath and extractor hood, integrated dishwasher, fridge and freezer and also an inset one and a half bowl sink with side drainer and mixer tap. A cupboard off the kitchen area houses the hot water cylinder tank.

### Master Bedroom

11'2" x 10'3" plus recess (3.40 x 3.12 plus recess)

The master bedroom has the benefit of double glazed French doors leading out onto the balcony area, there is a wall mounted electric heater and a door leading to the en-suite shower room.

### En-Suite Shower Room

Being partially tiled to the walls, tiled to the floor and furnished with a 3 piece white suite comprising corner shower unit with thermostatic shower, pedestal wash hand basin and low flush WC. There are inset ceiling spotlights, chrome ladder style heated towel rail and extractor.

### Bedroom 2

3.99 max x 3.25 max

Having double glazed French doors leading out to the balcony area and wall mounted heater.

### Study

2.57 max x 3.68 max

Having inset ceiling spotlights, wall mounted electric heater and window borrows light from the living kitchen area. Previous occupier used as a bedroom.

### Bathroom

Being fitted with a 3 piece suite in white comprising low flush WC with concealed cistern, wall mounted wash hand basin and panelled bath with shower attachment. The walls are partially tiled, the floor is tiled, there are inset ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.

### PARKING:

The apartment has an allocated under cover parking space.



### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave our Elland Office via Victoria Road, heading down onto Southgate. At the roundabout take the 1st exit and then take the immediate right hand turning onto the B6114 Dewsbury Road, the entrance to Silk Mill can be found on the left hand side.

### TENURE:

Leasehold - Term: 999 years from 01/01/2007 Ground Rent: £395.31pa Service Charge: £1,849.88pa Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

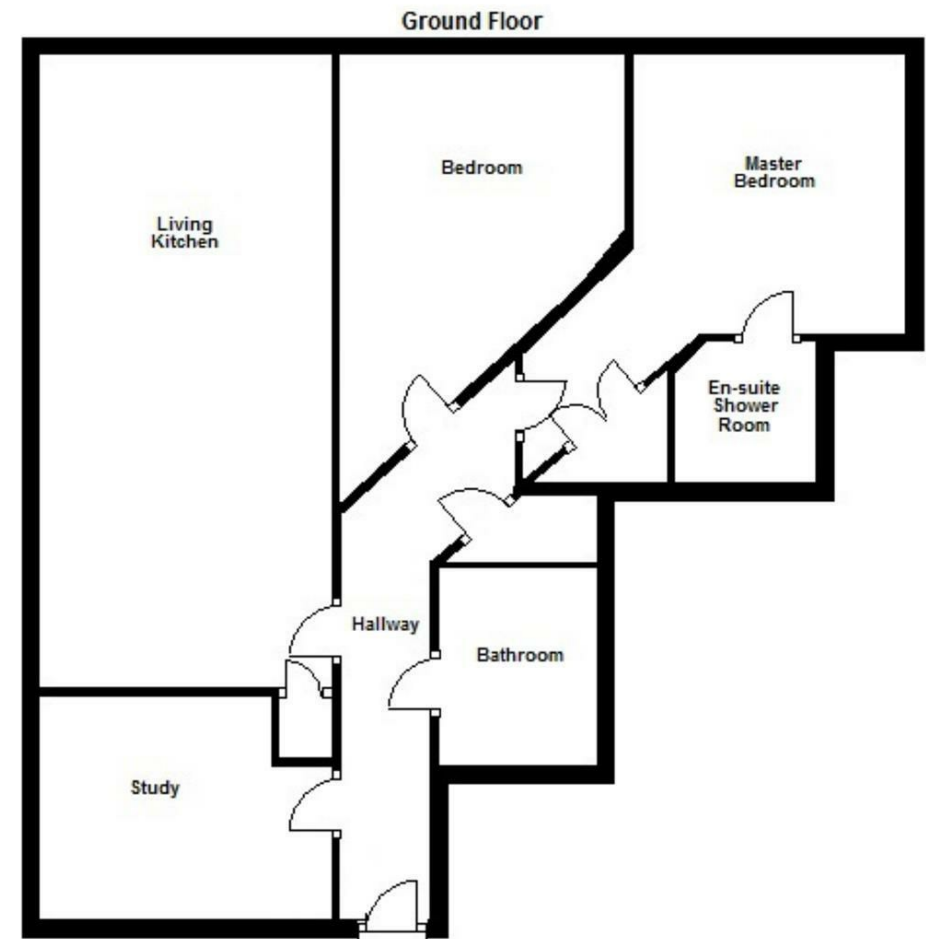
Band B

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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**

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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

