



Apt 75 Silk Mill, Elland, HX5 9AR
£110,000

bramleys



Situated within this popular mill conversion within close proximity of Elland town centre and the M62 motorway network is this 2 bedroomed fifth floor apartment. Offering well presented accommodation throughout with spacious living kitchen having the added benefit of integrated appliances, 2 double bedrooms, ensuite to the master bedroom and a modern 3 piece bathroom suite. Having electric heating, double glazing, telephone entry system and allocated parking space, an early internal inspection is strongly encouraged.



Entrance Hallway

Having inset ceiling spotlights, wall mounted electric heater.

Living Kitchen

22'5" max x 15'5" max (6.83m max x 4.70m max)

A spacious open-plan living area featuring a lounge, dining space, and kitchen, with a wall-mounted heater and double-glazed windows offering stunning views.

Kitchen Area

The kitchen area has tiling to the floor and fitted with a contemporary range of matching wall and base units with working surfaces and inset one and a half bowl stainless steel sink with side drainer and mixer tap, four ring electric hob with oven beneath and extractor hood over, space and integrated appliances to include a fridge freezer and dishwasher. There is a utility cupboard housing the hot water cylinder tank and provides space and plumbing for a washing machine.

Bedroom 1

12'2" x 10'3" (3.71m x 3.12m)

Having a large double glazed window and wall mounted electric heater with door leading to an adjoining ensuite.

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

11'1" x 9'8" (3.38m x 2.95m)

Having wall mounted electric heater, built in storage and large double glazed window.

Bathroom

Being partially tiled to the walls and furnished with a 3 piece white suite comprising low flush concealed cistern WC, wall mounted wash hand basin and panelled bath with shower attachment. There are inset ceiling spotlights, tiling to the floor and a chrome ladder style heated towel rail.



OUTSIDE:

Allocated parking space.

TENURE:

Leasehold - Term: 999 years from 1/1/2007

Please note, the rent and service charge 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.

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.

COUNCIL TAX BAND:

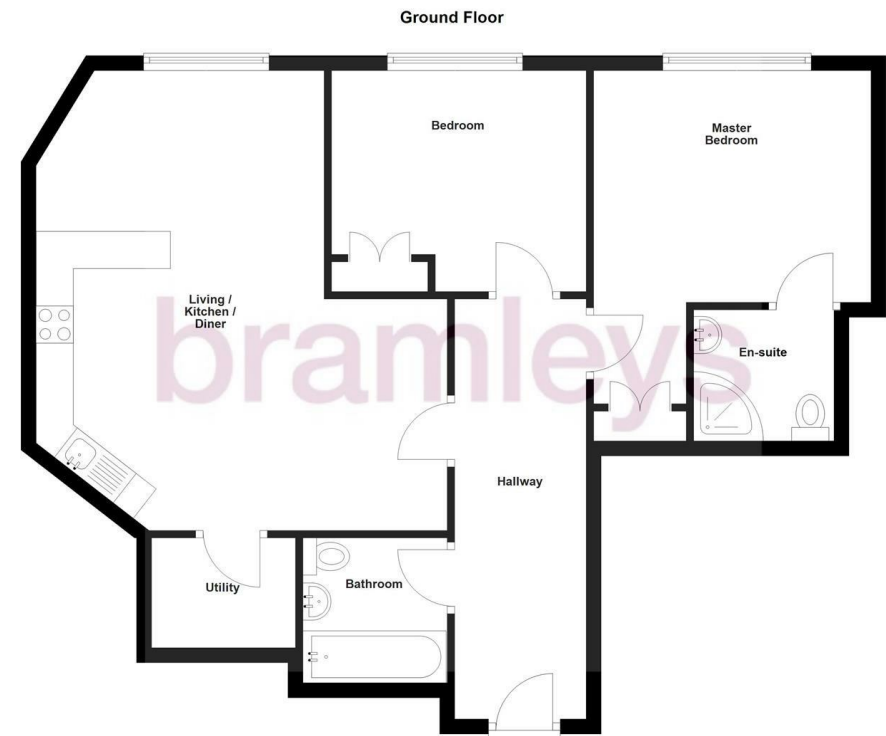
Band B

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			
(112 plus)	A		83
(81-111)	B		
(69-80)	C	70	
(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	

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