



Apartment 37a, Perseverance Mills Westbury Street, Elland, HX5 9AG

**£725 PCM**

Dawson Estates are delighted to present this top floor TWO BEDROOM apartment in Elland, close to amenities and transport links. Accommodation comprises; Hallway, Spacious open plan Lounge/Kitchen, two double bedrooms and modern bathroom. The apartment has the benefit of UPVC double glazed windows and enjoy far reaching views. Parking. Deposit of £725. \*Sorry no Pets\*

**Hallway 5'7" x 8'10" (1.70 x 2.69)**

Electric panel heater, loft hatch, fusebox and mains wired smoke alarm. Intercom entry system.

**Lounge/Kitchen 21'8" x 15'1" (6.60 x 4.60)**

Upvc leaded double glazed window affording the superb views, two telephone point and t.v./fm point. Electric panel heater. Wall and base units with laminate worktop and tiled splashbacks. Electric oven, hob and extractor hood above. Integrated fridge/freezer, washing machine and stainless steel sink/drainage. Electric immersion heater.

**Bedroom One 15'5" x 9'6" (4.70 x 2.90)**

Double bedroom with electric panel heater, t.v. and telephone point. Upvc leaded double glazed window affording the superb views.

**Bedroom Two 8'10" x 15'9" (2.69 x 4.80)**

Double bedroom with electric panel heater and telephone point. Upvc leaded double glazed window affording the superb views.

**Bathroom 8'2" x 6'3" ( max x max) (2.49 x 1.91 (2.5 max x max))**

Modern white three piece suite comprising low flush w.c. pedestal wash basin and bath with shower over. Part tiled walls, extractor fan and electric towel radiator.

**External**

Parking

**Tenure**

Leasehold

**Council Tax Band**

B

**Energy Rating**

D

**Potential Rental Income**

The apartment is rented out at £430pcm

**Viewing**

Strictly by appointment. Contact Dawson Estates.

**Boundaries & Ownerships**

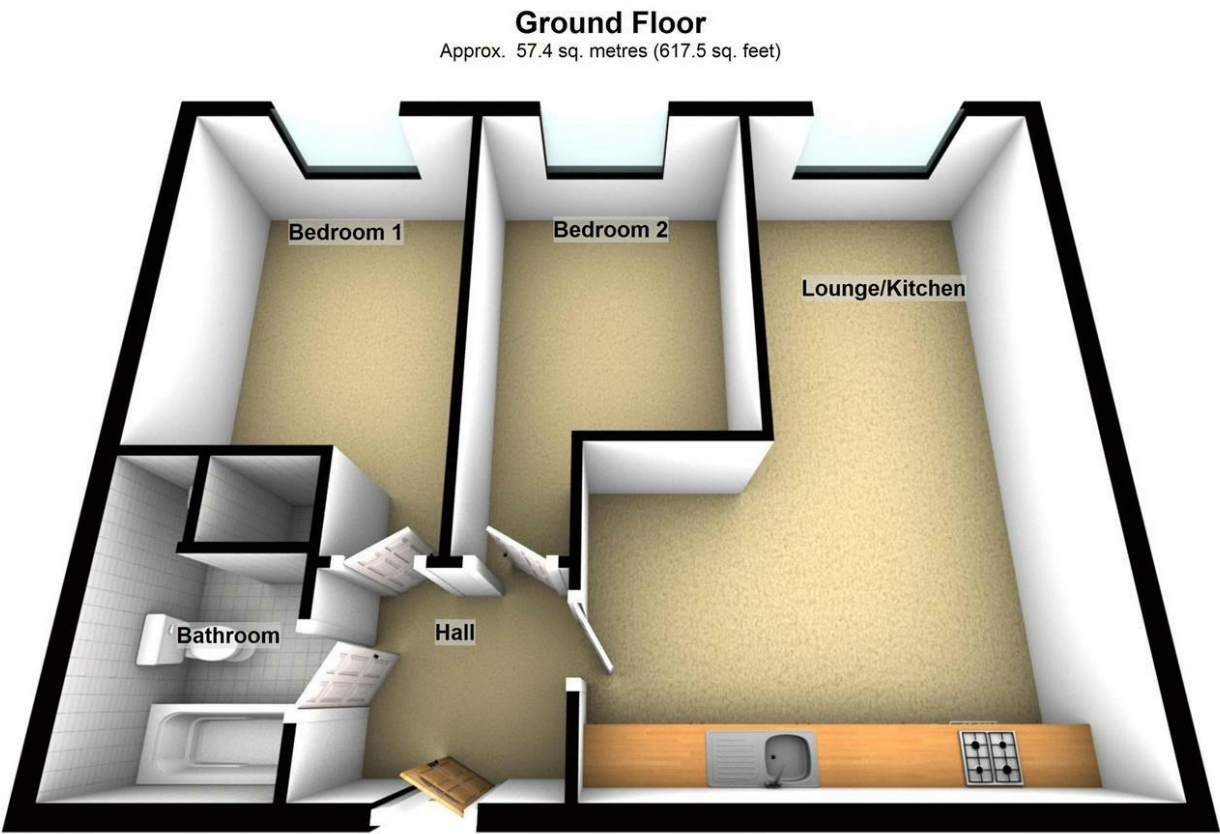
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

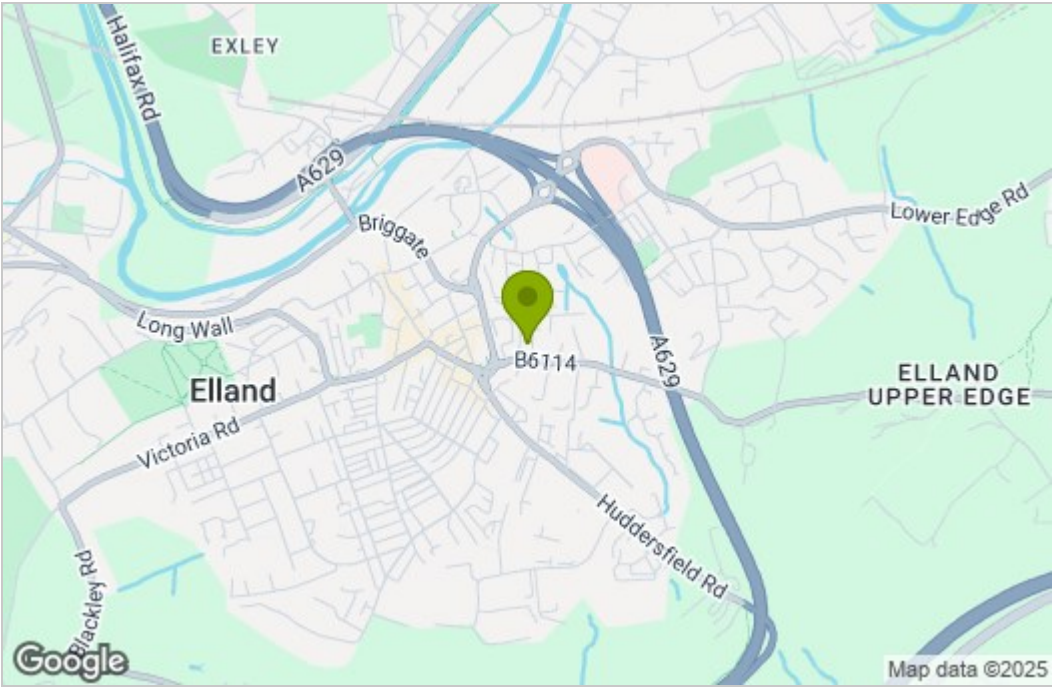


Floor Plan

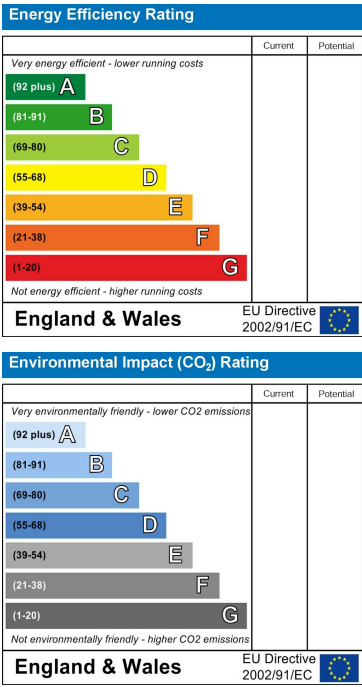


Total area: approx. 57.4 sq. metres (617.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.