

MARSH & MARSH PROPERTIES

Apt 33, The Silk Mill, Elland, HX5 9AR

£105,000



This beautifully presented, two bedroomed, apartment is situated in a beautifully presented and renovated mill complex; benefitting from charming views from all windows in the property, creating a picturesque outlook. This property is also offered with the added benefit of sitting tenants making this an ideal rental investment opportunity. The complex is security gated and secure internally with allocated parking in a multi-storey building. The apartment also benefits from a lift access that opens out close to the front door of the apartment offering quick and easy access.

Internally the property is offered in beautiful condition, with modern internals and décor that complements the exposed brickwork of the original building creating an eclectic design that will impress and delight. The rooms are all bathed in natural light owing to the large double-glazed windows overlooking the allotments, to the side elevation, offering a charming view. With a spacious living room that is open plan into the dining kitchen, two double bedrooms (both with fitted cupboards and one with en-suite), house bathroom, utility room and usable room that will make an ideal work from home office, storage space or occasional bedroom.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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This property's location provides good access for the M62 motorway with its cross Pennine connections to Manchester as well as Bradford and Leeds. The property is also situated in between Brighouse and Halifax therefore providing a choice of train stations, both with good local and national connections, including the London bound Grand Central train. The apartment also benefits from being within a short distance of an outstanding primary and good secondary school

Owing to the fantastic number of features on offer with this property, its modern internals and charming views, an appointment to view is essential in order to fully appreciate this apartment.

From the communal hallway a wooden door opens into the

HALLWAY

A light, bright and spacious hallway that provides access throughout the whole apartment. With a carpeted floor, central light fitting and two storage cupboards.

From the hallway a wooden door opens into the

LIVING AREA



The modern style living room is an open plan space with the dining kitchen, creating a spacious and open living area, whilst taking advantage of the large double-glazed window offering charming views. The living room offers ample space for a three piece suite along with additional furniture. With a carpeted floor, wall mounted light fittings, large double glazed window, electric heater and television access point.



DINING KITCHEN



The dining kitchen is a well laid out and spacious area that creates a highly functional dining kitchen. The space is divided, with half being carpeted, creating a space for a large dining table, with the other side tiled for the work space. An "L" shaped set of laminated work surfaces, with over and under counter cupboards and drawers, offers an ideal work space. The cupboards also extend to one side, inset into the wall. With an integrated hob, stainless steel extractor hood, integrated oven, electric radiator, tiled floor, splashbacks, ceiling inset spotlights, space for a fridge/freezer, integrated fridge, integrated freezer and a stainless steel sink with stainless

steel mixer tap.

From the hallway a wooden door opens into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. The room has a large double-glazed window offering the same charming views as the living room. With a carpeted floor, fitted wardrobe, electric radiator and central light fitting.

From bedroom 1 a wooden door opens into

EN-SUITE



A well laid out en-suite bathroom that makes excellent use of the space on offer. With a panel bath, ½ pedestal washbasin, close coupled toilet, stainless steel towel radiator, splashback tiling, tiled floor, ceiling inset spotlights and extractor fan.

From the hallway wooden doors open into

BEDROOM 2

A spacious and bright second bedroom, again offering space for a king sized bed along with additional furniture. Bedroom 2 also features a

large double glazed window making use of the charming views. With a carpeted floor, fitted wardrobe, electric radiator and central light fitting.



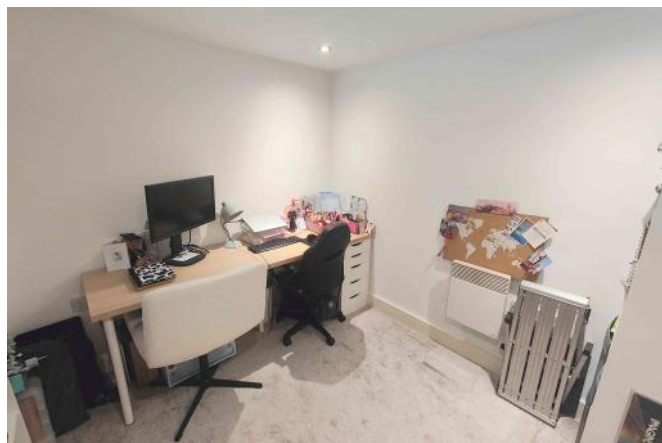
SHOWER ROOM



A well-presented house shower room with a corner shower cubicle, pedestal washbasin, close coupled toilet, tiled floor, tiled splashbacks, stainless steel towel radiator, ceiling inset spotlights and extractor fan.

A short, carpeted, set of stairs lead up to a wooden door that opens into the

USABLE ROOM



A highly useful addition to the property, the

usable room offers a variety of uses, including a work from home office, storage space or even as an occasional bedroom. With a carpeted floor, central light fitting, electric radiator, telephone access point and frosted glass window overlooking the dining kitchen area.



From the hallway a wooden door opens into the

UTILITY ROOM



A fantastic addition to the property whilst also offering additional storage space. A laminated work surfaces also houses a stainless steel sink. With a carpeted floor, plumbing for a washing machine, cupboard storage space and ceiling inset spotlights.

PARKING

There is allocated parking available on site in a multi-storey building or surrounding gated spaces.

GENERAL

The property has the benefit of mains services, electric and water with the added benefit of double glazing.

Ground Rent: £xxx
Maintenance Fee: £xxx

Lease Remaining: £xxx

Current rental income: £xxx

TO VIEW



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///quarrel.shuts.studio](#)

Google Plus Code: M5M9+MQM Elland

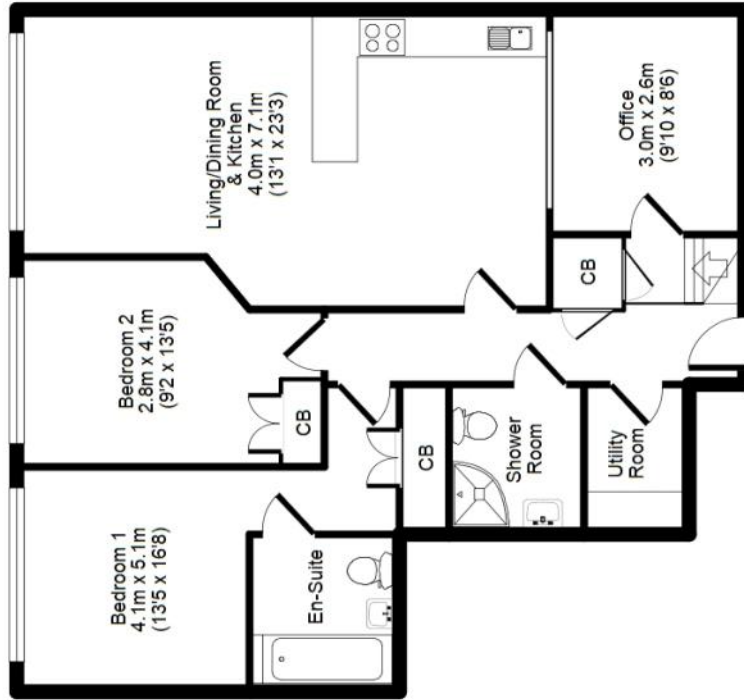
For sat nav users the postcode is: HX5 9AR

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

33 The Silk Mill, Dewsbury Road, Elland, HX5 9AR



APPROX GROSS INTERNAL FLOOR AREA: 77 sq. m / 829 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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