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Dewsbury Road

Elland, HX5 9AR

Asking Price £90,000

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Nestled in the heart of Elland, The Silk Mill offers a charming two-bedroom apartment that is perfect for those seeking the prefect investment opportunity. Spanning 560 square feet, this delightful residence features an open-plan living room that seamlessly connects to a contemporary kitchen, creating an inviting space for relaxation and entertaining.

The apartment boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The modern bathroom is designed with style and functionality in mind, ensuring a comfortable experience for residents. Situated on the fifth floor, this property not only offers a sense of security but also delightful views of the surrounding area.

To accommodate vehicles, the apartment includes parking for one vehicle, adding to the convenience of urban living. The property is tenanted, generating a rental income of £750 per calendar month, making it an attractive option for investors. The service charge is set at £1,950, with a ground rent of £395, which will be confirmed by solicitors.

Location is key, and this apartment is ideally positioned close to local amenities, ensuring that shops, cafes, and essential services are just a stone's throw away. With an EPC grade of C and a council tax band of B, this







HALL

LIVING ROOM / KITCHEN 20'9" x 12'2" (6.33 x 3.72)

BEDROOM ONE 10'5" x 8'3" (3.18 x 2.53)

BEDROOM TWO 9'5" x 8'11" (2.88 x 2.73)

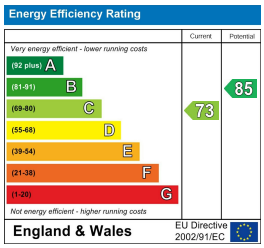
BATHROOM

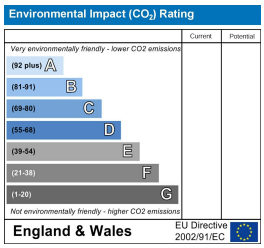
Area Map



Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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