

LEASEHOLD



Apartment (EPC Rating: B)

APARTMENT 17, WESTBURY FOLD WESTBURY STREET, ELLAND, HX5 9AL

£72,500



2 Bedroom Apartment located in Elland

An appealing second floor flat located in this five storey stone and built former mill with slated pitched roof. The flat enjoys communal access with stairs and lift facility. There is also an allotted car parking space with this property.

COMMUNAL ENTRANCE HALL

With mailboxes, lift facility and stairs to upper level

17 Westbury Fold

INNER HALL

Video entrance facility and access into

COMBINED LIVING ROOM

10'8" x 20'2"

Upvc French doors to front balcony with metal railing, built in stainless steel oven, 4 ring electric hob, built in fridge freezer, concealed Keston ideal gas condensing central heating boiler, built in washing machine, laminate flooring, open aspect over car park to front and beyond

BEDROOM 1

8'5" x 16'5"

Radiator, window to front and open view

BEDROOM 2

8'5" x 12'7"

Radiator, window to front and open view

BATHROOM

8'5" x 5'7"

White panel bath, low flush wc, pedestal washbasin, part tiled walls, radiator, extractor fan

OUTSIDE

Communal gardens, paved pathways and communal bin store area, allotted car parking space for No 17 in the large car park to the front of the main building, and also the neighbouring Perseverance Mill.

TENURE

Long leasehold for unexpired term of 125 year lease from 1 January 2006.

SERVICES

Mains sewer drainage, gas, water and electricity are laid on

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

B. Information obtained from Directgov website.

ENERGY BAND

B.

DIRECTIONS

From Elland town centre proceed along Southgate to the roundabout towards Huddersfield, and then at the roundabout take Dewsbury Road out of the town centre. After a short distance of approximately 100 yards on to Westbury Street and then first right into the mill development, keeping right, ascending and parking in the car park. The Westbury Fold complex will be seen straight ahead with Perseverance Mill on the right hand side. Access into the communal entrance is from the rear car park.

EXTRAS

Carpets and blinds included as seen

NB

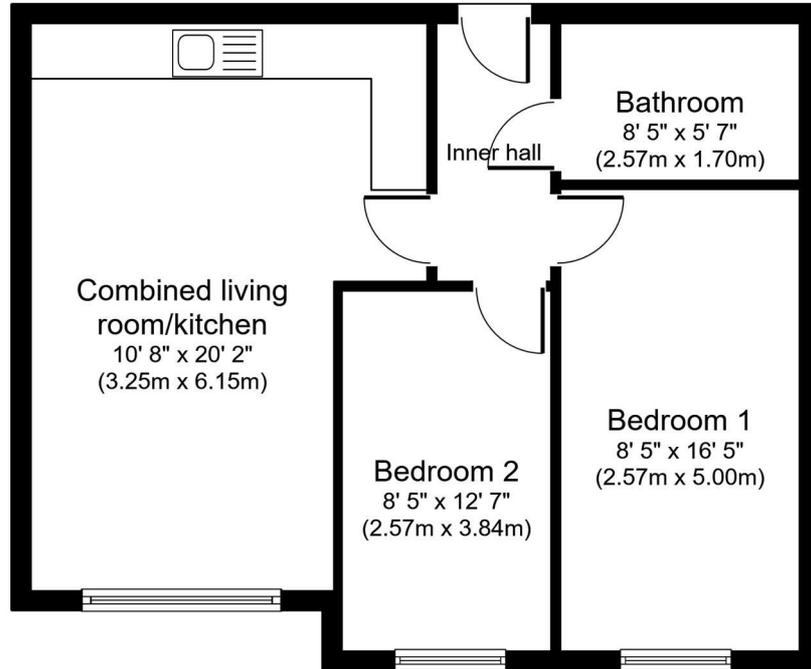
Measurements given relate to width by depth taken from



the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given



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9AL



17 Westbury Fold



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

B

Energy Performance Graph

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

Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

