

122 Mill House
Dewsbury, WF13 2EY

£89,995

Leasehold

****** IMMACULATE DUPLEX APARTMENT - ONE DOUBLE BEDROOM WITH FOUR PIECE EN SUITE BATHROOM - VIEWING ESSENTIAL ****** This well presented property has double glazing and electric heating and comprises: entrance hall with spiral staircase to bedroom, open plan lounge and kitchen area, guest wc, double duplex bedroom, en-suite bathroom. To the outside, there is one allocated parking space. Close to Dewsbury Town Centre and the train station, the property is within easy access of both the M1 and M62 making it an ideal base for those wishing to commute. This property offers ready to move into accommodation ideal for a first time buyer or buy to let investor.





• IMMACULATE DUPLEX APARTMENT • ONE DOUBLE BEDROOM • FINISHED TO A VERY HIGH STANDARD

ENTRANCE HALL

Spiral staircase to en-suite bedroom. Walk in store/boiler room. Further storage to one wall having mirrored doors. Intercom entry phone.

GUEST WC

Part tiled with low flush wc and wash hand basin. Inset spotlights. Extractor fan. Ceramic tiled floor. Heated towel rail. Ceramic tiled floor.

LOUNGE & KITCHEN AREA

18'0 x 13'0

With base units incorporating composite sink. Ceramic hob, electric oven and extractor hood. Plumbing for automatic washing machine/dishwasher. Tiled splashbacks. Breakfast bar. Inset spotlights. Ceramic tiled floor. Two windows to front. Vertical electric wall heater.

DUPLEX DOUBLE BEDROOM

16'0 x 11'0

Hanging rail to recess. Inset spotlights. Laminate flooring. Three velux windows to front. Vertical wall heater. Door to:

EN SUITE BATHROOM

Fully tiled with four piece suite comprising: freestanding bath, walk in shower, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail.

EXTERIOR

One allocated parking space, No. 107.

DIRECTIONS

From Dewsbury centre proceed along Bradford Road and Textile Street is the sixth turning on the left. Mill House will be found straight ahead.

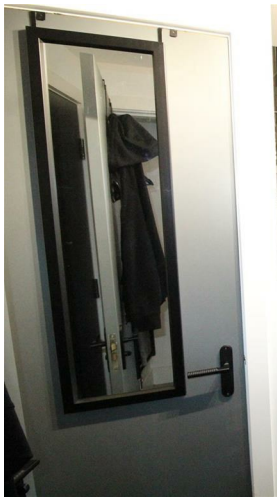
NOTE

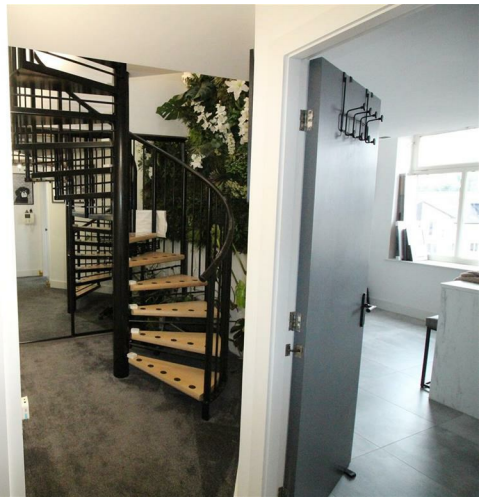
We understand from the vendor that the annual ground rent is £250 & the annual service charge is £2340. The property is leasehold. Lease of 125 years from 1st Jan 2005.





• OPEN PLAN LOUNGE WITH KITCHEN AREA • SPIRAL STAIRCASE TO DUPLEX DOUBLE BEDROOM

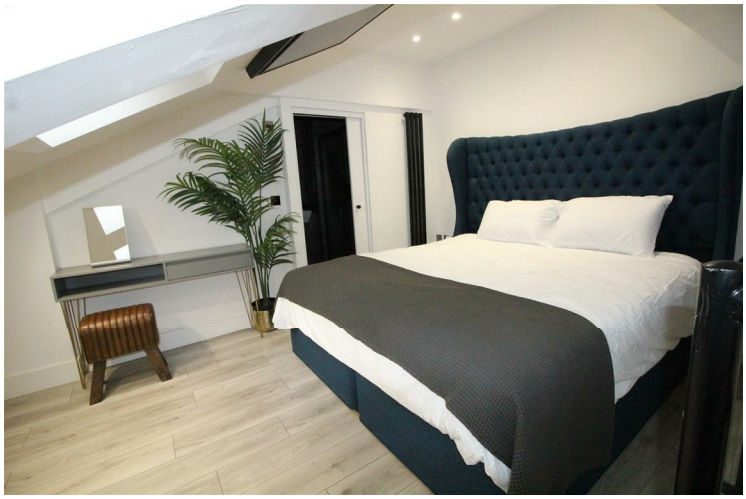






• FOUR PIECE EN SUITE BATHROOM • GUEST WC TO GROUND FLOOR • ONE ALLOCATED PARKING SPACE • CONVENIENT FOR TRAIN STATION & MOTORWAYS • NO CHAIN







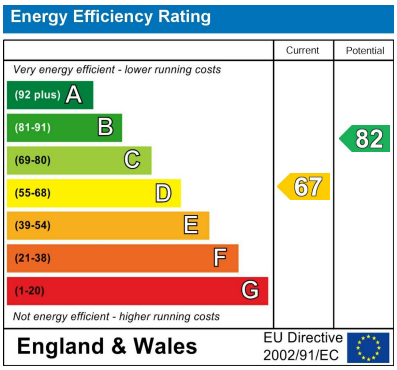


Additional Information

Local Authority - Kirklees Council
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Leasehold





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/tenants are advised to recheck the measurements

Birstall Sales
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
http://www.localproperties.net/

local properties
buy • sell • let