



33 Perseverance Mill Dewsbury Road, Elland, HX5 9AG

£70,000

Offered FOR SALE with NO CHAIN is this TWO bedroom apartment in the popular Perseverance Mill in Elland. Accommodation comprises; Entrance hall, lounge/kitchen, two double bedrooms and bathroom.

The property benefits from Upvc double glazing and electric heating. Use of the car park and the apartments have lift access. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy or investment. Viewing essential.

Entrance Hall



Laminate floor, intercom entry system, fusebox and electric panel heater. Alarm control panel and doors to bathroom, bedrooms and lounge/kitchen;

Lounge/Kitchen 16'4" max x 20'2" max (5 max x 6.15 max)



Laminate floor, electric panel heater and Upvc double glazed window to front. Exposed stone wall, telephone point and t.v. points. Kitchen has a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, electric water tank, plumbing for washing machine. Electric oven and hob with extractor hood above and integrated fridge/freezer.

Bedroom One 9'0" x 12'11" (2.75 x 3.95)



Double bedroom with electric panel heater, telephone point and t.v. points. Upvc double glazed window to front and exposed stone wall.

Bedroom Two 9'6" max x 12'11" max (2.9 max x 3.95 max)



Double bedroom with electric panel heater, exposed stone wall and Upvc double glazed window to front.

Bathroom 5'6" x 6'10" (1.7 x 2.1)



Three piece suite comprising low flush w.c. pedestal wash basin with tiled splashback and bath with mains shower, glass shower screen and tiled walls.

External



Parking

Use of the car park

Tenure

We have been advised by the vendor that the property is leasehold. Service Charge of £2,001.48 per annum. Ground Rent £218.99 per annum.

Energy Rating

C

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

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

Boundaries & Ownerships

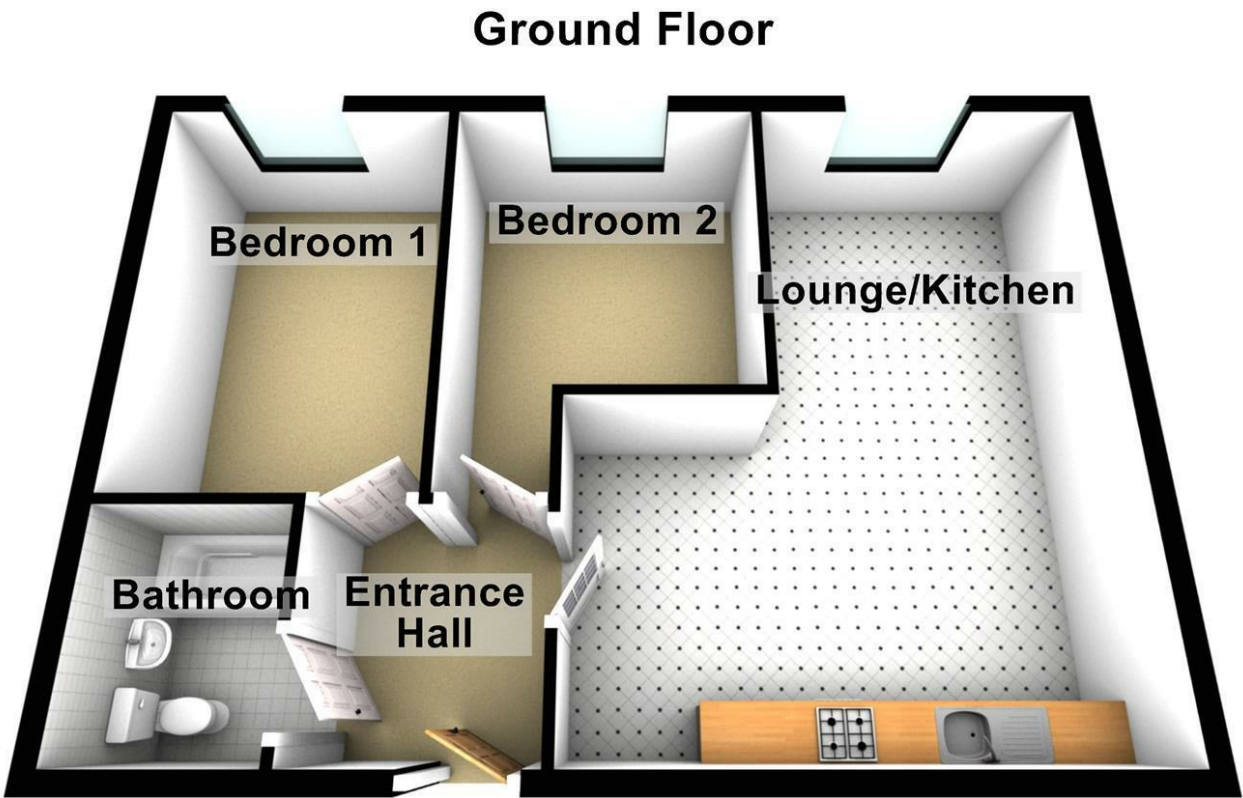
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

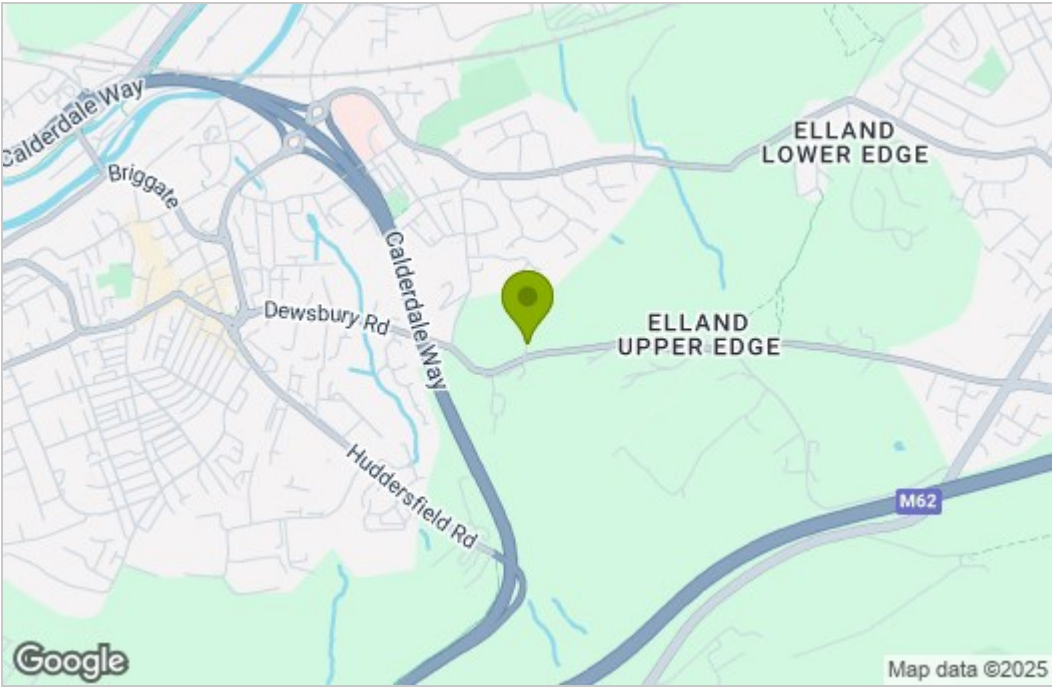
Dawson Estates offer a no obligation mortgage

advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

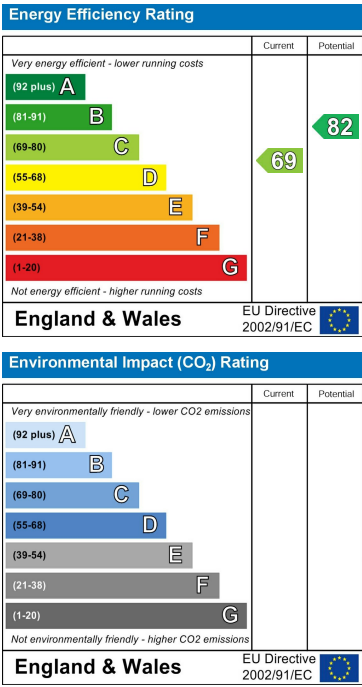
Floor Plan



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.