



18 Dewsbury Road, Elland, HX5 9AR

**£128,000**

Offered FOR SALE is this TWO bedroom first floor apartment with lift access in the Silk Mill development of Elland. Accommodation comprises; Entrance hallway, utility, bathroom, study, two double bedrooms, master with en-suite shower room and open plan lounge/kitchen. The property benefits from double glazing and electric heating. Unallocated parking. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy or buy to let investment. Viewing essential. Currently tenanted. Offered for sale with tenant in situ or with vacant possession.

## First Floor

### Entrance Hallway



Entrance door, spotlights, electric panel heater and two storage cupboards. Hot water cylinder, staircase access to study and doors to lounge/kitchen, bedrooms, bathroom and utility;

### Utility 3'9" x 6'0" (1.15 x 1.85)

Base units with laminate worktop. Plumbing for washing machine, stainless steel sink and drainer and electric panel heater. Telephone point, fusebox and programmer.

### Bathroom 6'2" x 6'6" (1.9 x 2)



Three piece suite comprising low flush w.c. floating sink and bath with mixer shower. Part tiled walls, tiled floor and electric shaver point. Spotlights, extractor fan and heated towel radiator.

### Study 7'2" x 8'6" (2.2 x 2.6)



Electric panel heater, telephone point, spotlights and extractor fan.

### Bedroom One 13'7" max x 17'6" max (4.15 max x 5.35 max)



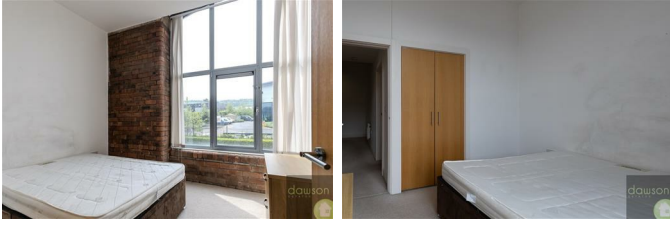
Double bedroom with double glazed window to front and side. Electric panel heater, exposed brickwork, telephone point and built in wardrobe. Door to en-suite shower room;

### En-suite Shower Room 5'2" x 5'2" (1.6 x 1.6)



Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with mains shower. Tiled floor, part tiled walls, electric shaver point and heated towel radiator.

**Bedroom Two 7'10" max x 11'9" max (2.4 max x 3.6 max)**



Double bedroom with exposed brickwork, electric panel heater, double glazed window to front and built in wardrobe.

**Lounge/Kitchen 12'5" x 16'0" and 8'4" x 8'10" (3.8 x 4.9 and 2.55 x 2.7)**



Exposed brickwork, wall lights and telephone point. Electric panel heater, exposed brickwork, double glazed window to front and intercom entry system. The kitchen has a range of wall and base units with laminate worktop and splashback. stainless steel one and a half sink and drainer, electric oven with four ring electric hob and extractor hood above. Integrated fridge, freezer and dishwasher. Extractor fan.

**External**



**Parking**

Unallocated parking

**Tenure**

We have been advised by the vendor that the property is leasehold.

**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.

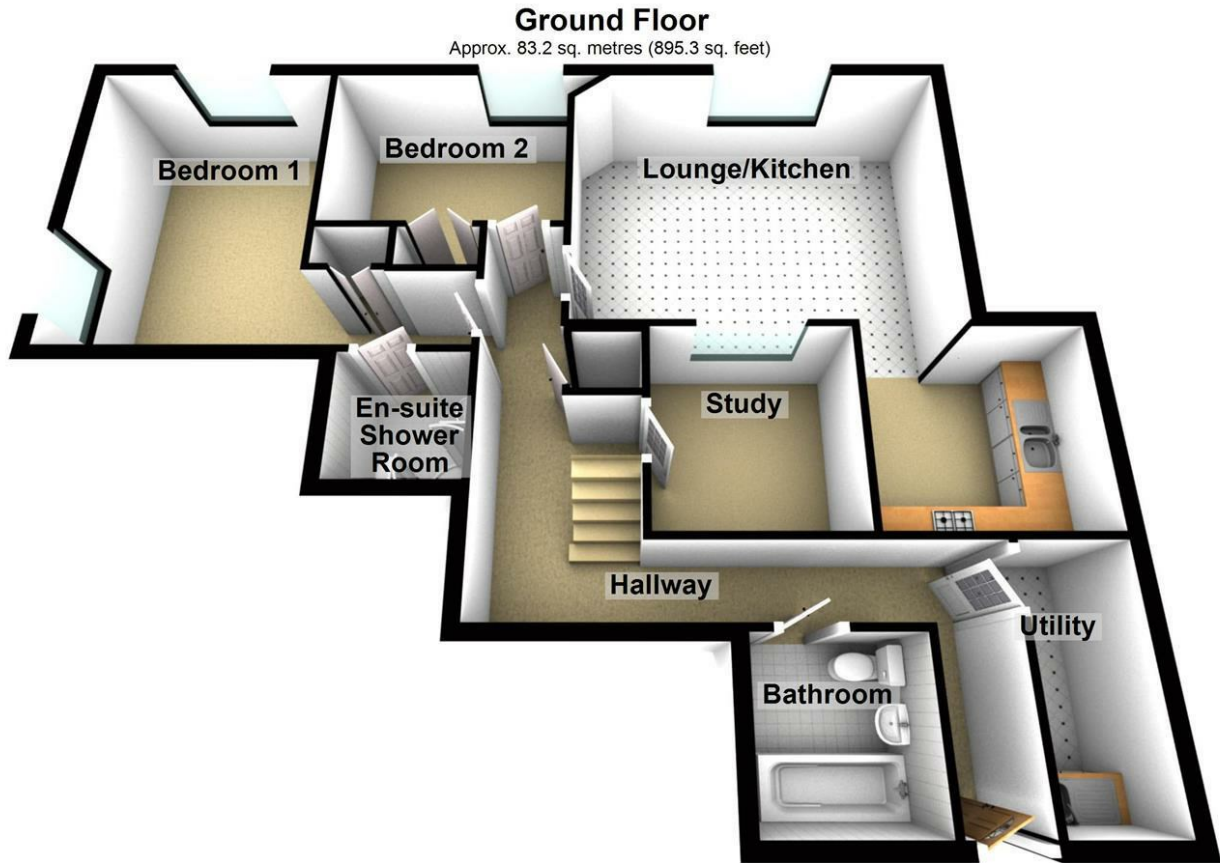
**Mortgages**

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.**

**Other Details**

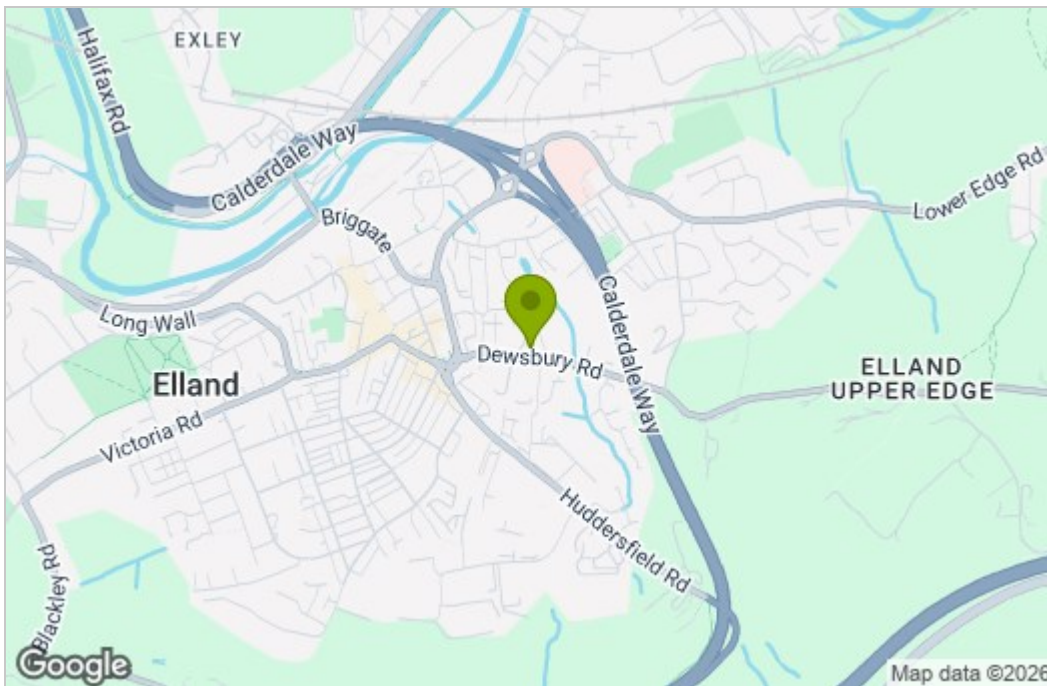
According to the vendor the ground rent is £395.31pa for 2025 and service charge is £1,338 pa. Current yearly insurance - £1,286.01

## Floor Plan



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.