



**Towngate House, ELLAND HX5 0DN**

**welcome to**

**Towngate House, ELLAND**

This one-bedroom apartment, located in the popular area of Elland. The property benefits from full double glazing, and energy-efficient ground source heating system helping to keep electricity bills low and there is communal parking, and garden.



### **Entrance Hall**

The entrance hall comprises of ceiling light point, composite door.

### **Lounge**

13' 6" x 11' 1" ( 4.11m x 3.38m )

The lounge comprises of carpet flooring, ceiling light point, radiator, UPVC double glazed window to the front and side elevation.

### **Kitchen**

12' 2" x 8' 5" ( 3.71m x 2.57m )

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, electric oven and hob, UPVC double glazed window to the side elevation.

### **Bedroom**

11' 4" x 10' 4" ( 3.45m x 3.15m )

The bedroom comprises of carpet flooring, ceiling light point, radiator, UPVC double glazed window to the front elevation.



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welcome to

## Towngate House, ELLAND

- ONE BEDROOM UPPER FLOOR APARTMENT
- MARKETED AT OFFERS OVER £60,000
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- COMMUNAL PARKING & COMMUNAL GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 86.50

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£60,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115608 - 0005

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