



The Silk Mill, Dewsbury Road, ELLAND, HX5 9AR

welcome to

The Silk Mill, Dewsbury Road, ELLAND

Modern well-presented 4th floor apartment situated in Elland, offers over £110,000 which could be of interest to the first time buyer. Offering spacious living throughout with two double bedrooms and an office room and one allocated parking space for residents. Contact us now to view!



Entrance Hall

With carpeted flooring, ceiling spotlights and intercom. The entrance hall benefits from storage space.

Lounge

20' 9" x 19' 11" (6.32m x 6.07m)

Spacious lounge with double glazed window to the side elevation, electric radiator and two wall lights. The lounge itself has carpeted flooring, provides ample space for free standing furniture and is open plan with the kitchen.

Kitchen

8' 7" x 7' 11" (2.62m x 2.41m)

Modern fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with a mixer tap. With ceiling light points, fridge freezer, dishwasher and electric oven & hob. The kitchen itself has tiled flooring.

Bedroom One

14' 11" x 10' 8" (4.55m x 3.25m)

Double bedroom with a double glazed window to the side elevation, electric radiator and ceiling light point. Providing space for free standing furniture, carpeted flooring and a door which leads to the en-suite.

En-Suite

The en-suite comprises of a low level w/c, wall mounted wash hand basin and panelled bath. There is an electric radiator, ceiling spotlights and the en-suite itself has tiled flooring.

Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)

Double bedroom with carpeted flooring, ceiling light point and electric radiator. There is a double glazed window to the side elevation and the bedroom benefits from fitted wardrobes.

Office Room

12' 5" x 8' 8" (3.78m x 2.64m)

With a frosted glass panel that overlooks the living room, electric radiator, and ceiling spotlights. The office room would be great for home working & studying.

Shower Room

The shower room comprises of a low level wc, wash hand basin and shower cubicle. There is an electric radiator, ceiling spotlights and the shower room itself has tiled flooring.

Externally

There is one allocated parking space for residents and parking for visitors.



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welcome to

The Silk Mill Dewsbury Road, ELLAND

- POPULAR ELLAND LOCATION
- UPPER FLOOR APARTMENT WITH LIFT & ALLOCATED PARKING SPACE
- MODERN SPACIOUS LIVING THROUGHOUT
- CLOSE TO SCHOOLS, LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS
- OF INTEREST TO THE FIRST TIME BUYER

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2007.92

Ground Rent: 331.23

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for

items such as Leasehold packs offers over **£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HF113509 - 0008

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