

# MARSH & MARSH PROPERTIES

*Apt 90, The Silk Mill, Dewsbury Road, HX5 9AR*

**£125,000**



**\*\*ATTENTION ALL YOUNG, PROFESSIONAL OR RETIRED COUPLES AND FAMILIES\*\*** A modern and spacious THREE DOUBLE BEDROOM apartment situated in Elland, ideally positioned close to the M62 corridor, local amenities, and highly regarded schools, offering both convenience and excellent accessibility. The property benefits from a secure intercom system linked directly to your mobile phone, lift access, and a private parking space within a gated car park. Internally, the apartment boasts a stylish open-plan living kitchen, two contemporary bathrooms and a full-length balcony enjoying stunning far-reaching views. Briefly the accommodation comprises an entrance hall, useful utility room, a bright and airy living kitchen with integrated appliances, a master bedroom with ensuite, two further well-proportioned double bedrooms and a shower room. Externally, the property includes a balcony with far reaching views and allocated parking along with additional visitor spaces. An internal inspection is highly recommended to fully appreciate everything this fantastic home has to offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*

## ENTRANCE HALL

A welcoming entrance hall featuring ceiling spotlights and an electric radiator. A convenient airing cupboard houses the hot water tank and provides additional storage.

## LIVING KITCHEN 3.7 x 7.5m (12'1 x 24'7)



A bright and spacious open-plan living kitchen. The kitchen area is fitted with a range of wall and base units incorporating a one-and-a-half bowl sink with chrome mixer tap. Integrated appliances include a fridge, freezer, and dishwasher, along with a built-in oven, hob, and extractor fan. The kitchen area features tiled flooring, while the dining and lounge areas are finished with electric radiators. Floor-to-ceiling picture windows and a

door flood the space with natural light and showcase far reaching hillside views and provide direct access to the balcony. An internal window allows borrowed light into bedroom three.



## BEDROOM ONE 4.4 x 5.4m (14'5 x 17'10)





A large double bedroom featuring a useful storage cupboard, electric radiator and floor-to-ceiling picture windows with a door providing direct access to the balcony.

#### EN-SUITE



A three-piece ensuite bathroom comprising a bath with handheld shower, low-flush toilet, and hand wash basin. Finished with partially tiled walls, tiled flooring, ceiling spotlights, extractor fan, and an electric chrome towel radiator.

#### BEDROOM TWO 2.8 x 3.8m (9'2 x 12'3)



A generous double bedroom with electric radiator, storage cupboard and floor-to-ceiling picture windows with a door leading onto the balcony.



#### BEDROOM THREE 3.7 x 2.7m (12'1 x 8'8)



A double bedroom with electric radiator, extractor fan, ceiling spotlights, and an internal window

allowing borrowed light from the living kitchen.

#### SHOWER ROOM



A modern three-piece suite comprising a walk-in shower cubicle with handheld shower, low-flush toilet, and pedestal sink. Finished with partially tiled walls, tiled flooring, ceiling spotlights, extractor fan, and an electric chrome towel radiator.

#### UTILITY ROOM



A useful utility room with worktop incorporating a sink with chrome mixer tap, space and plumbing for a washing machine, extractor fan, and access to loft space.

#### BALCONY

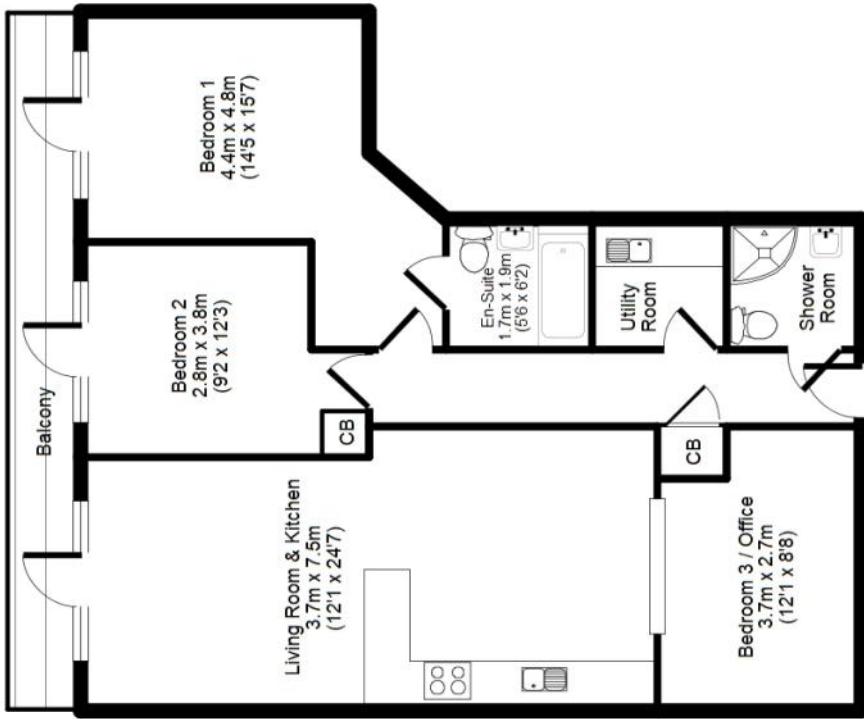


A full-length balcony with composite decking, providing an excellent outdoor seating area and enjoying far-reaching hillside views.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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