



Perseverance Mills, Westbury Street, Elland

- * Two Bedrooms**
- * Top Floor Apartment**
- * Modern Kitchen & Bathroom**
- * Upvc Double Glazing**
- * Beautiful Views**
- * No chain**

Offers In The Region Of £70,000





Dawson & Baxter are delighted to present this top floor TWO BEDROOM apartment in Elland, close to amenities and transport links. Accommodation comprises; Hallway, Spacious open plan Lounge/Kitchen, two double bedrooms and modern bathroom. The apartment has the benefit of UPVC double glazed windows and enjoy far reaching views. Parking. The apartment was tenanted at £435 per calendar month so would be ideal for a BTL investor. No chain.

Directions

From our office proceed on Southgate and take the first exit at the roundabout. Turn immediately right onto Dewsbury Road and left onto Quebec Street. Turn right into the car park and Perseverance Mill is the first building on the right.

Hallway 11' 10" x 8' 6 (3.6m x 2.6m)

Electric panel heater, loft hatch, fusebox and mains wired smoke alarm. Intercom entry system.

Lounge/Kitchen 14' 1" x 20' 12 (4.3m x 6.4m)

Two Upvc leaded double glazed windows affording the superb views, two telephone points and t.v./fm point. Electric panel heater. Wall and base units with laminate worktop and tiled splashbacks. Electric oven, hob and extractor hood above. Integrated fridge/freezer, washing machine and stainless steel sink/drainer. Electric immersion heater.

Bedroom One 10' 2" x 17' 9 (3.1m x 5.4m)

Double bedroom with electric panel heater and t.v.point. Upvc leaded double glazed window affording the superb views.

Bedroom Two 8' 10" x 14' 5 (2.7m x 4.4m)

Double bedroom with electric panel heater and Upvc leaded double glazed window affording the superb views.

Bathroom 5' 7" x 7' 7 (1.7m x 2.3m)

Modern white three piece suite comprising low flush w.c. pedestal wash basin and bath with shower over. Part tiled walls, extractor fan and electric towel radiator.

External

Parking

Council Tax Band

B

Energy Rating

D

Potential Rental Income

Around £450 per month

Tenure

Leasehold

Additional Information

Viewings

To make an appointment to view, please contact Ami Baxter on 01422 370320 or email ami.baxter@dawsonandbaxter.co.uk

Solicitors

Dawson & Baxter Estate Agents work closely with local firms of Solicitors and have built up an excellent working relationship over the years which ensures the sale to go through quickly and smoothly. Please ask a member of staff for further information.

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.

Floor Plans

Sketch Plan for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

Free Valuations

If you are thinking of a move then take advantage of our FREE valuation service, telephone our office for a prompt and efficient service.

Important Notes

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

Mailing List

Keep up to date with all our new properties, let us know your price range, the area and type of home you require by registering on our mailing list.

Measurements

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

Mortgage Advice

Here at Dawson & Baxter Estate Agents we understand that getting appropriate mortgage advice is a crucial part of the home buying process. Our recommended Independent Mortgage Advisor can provide a tailored mortgage for you and has access to the full unrestricted range of products available. Your home may be repossessed if you do not keep up repayments on your mortgage. You can make an appointment in our office or even in the comfort of your own home. Please ask a member of staff for further details.

Office Opening Times

Monday to Friday 9am to 5:30pm

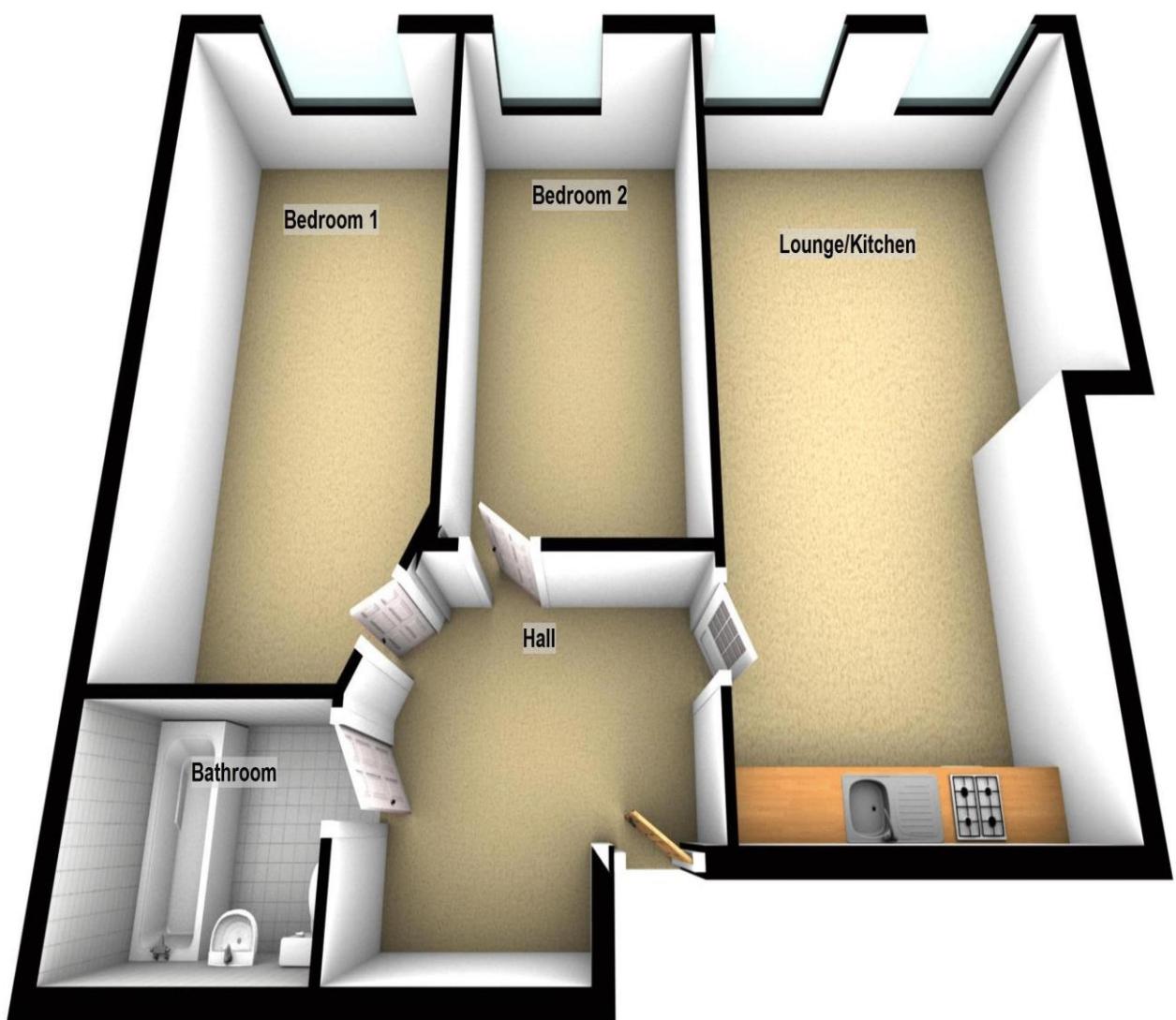
Saturday 9am - 4pm

Sunday 11am - 2pm

Bank Holidays 11am - 2pm

Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.6 sq. feet)