



The Silk Mill Dewsbury Road, Elland, HX5 9AR
Reduced To £84,950

WalkerSingleton
Chartered Surveyors

The Silk Mill Dewsbury Road, Elland, HX5 9AR

An opportunity to acquire this delightful two bedroom second floor apartment forming part of this modern mill conversion in the heart of Elland. Benefiting from lift access which is found in the communal areas, this property enjoys an exposed brickwork external wall creating a contemporary twist to this stylish apartment. Boasting an open plan living and kitchen area which is host to an array of integral appliances, this property features a modern bathroom suite. Currently generating a monthly rent of £425, this ideal investment/first time home can be offered with the tenant in-situ OR with immediate vacant possession. Being ideally positioned to serve a wide range of local amenities and providing access for the commuter to Halifax, Brighouse and the M62 motorway network, this property requires an early internal inspection to be truly appreciated.

The accommodation briefly comprises of an entrance hall, lounge/kitchen, two bedrooms and house bathroom.

Entrance Hallway

Having a beige fitted carpet, neutral décor, smoke alarm and a wall mounted electric heater.

Lounge/Kitchen

25'0" (max) x 11'8" (max) (7.64m (max) x 3.58m (max))

To the lounge area there is a fitted beige carpet, two wall mounted electric heaters, a feature exposed brickwork wall and a telephone intercom system. To the kitchen area are a range of matt cream wall, drawer and base units with wood effect roll top work surfaces, contrasting up-stands and an inset 1 1/2 pan stainless steel sink. Integral appliances include a fridge, freezer, fan assisted electric oven, 4 ring electric ceramic hob and overlying cooker hood. With cream tiled flooring and a built in storage cupboard which houses the hot water cylinder and fuse board.

Bedroom One

10'5" x 7'8" (max) (3.18m x 2.34m (max))

Having a feature exposed brickwork wall, beige carpeted floor coverings, wall mounted electric heater, built in wardrobe with wood effect double doors and a TV point.

Bedroom Two

9'7" x 10'9" (2.94m x 3.28m)

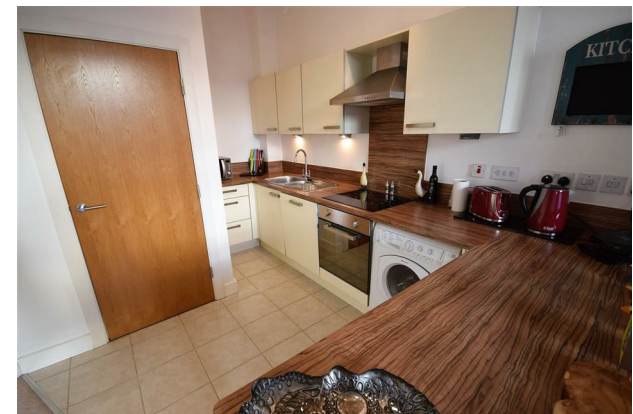
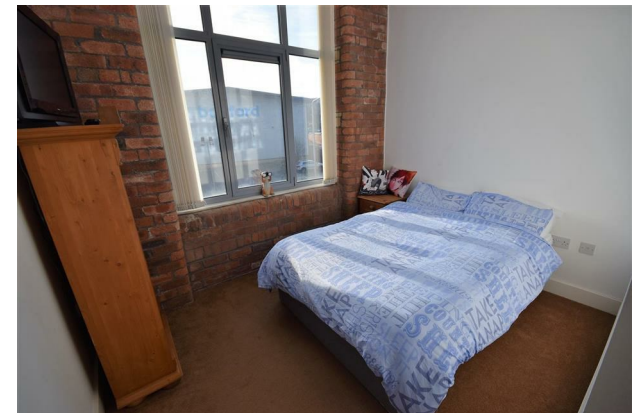
With beige carpeted floor coverings, exposed brickwork wall, wall mounted electric heater, TV and telephone points and a built in wardrobe.

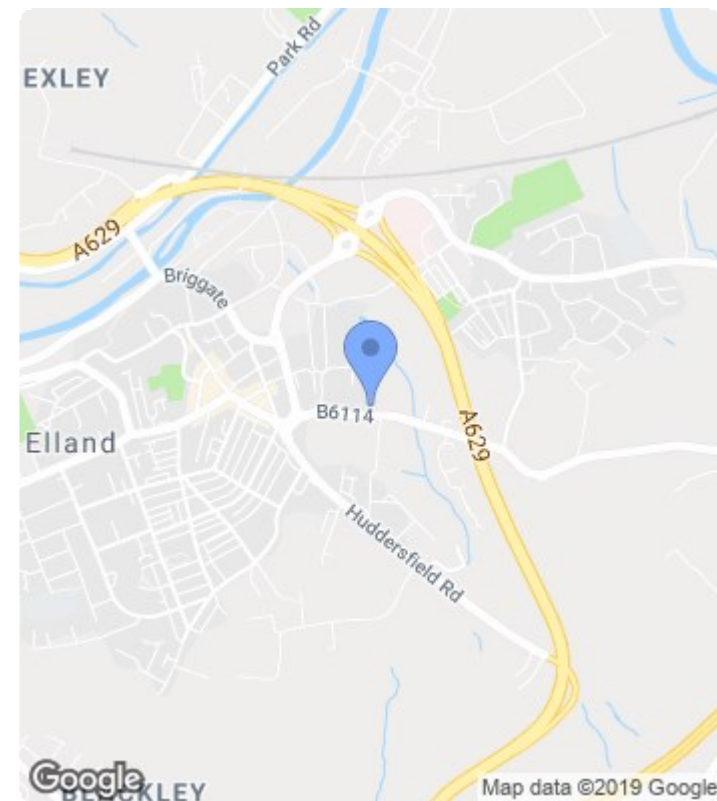
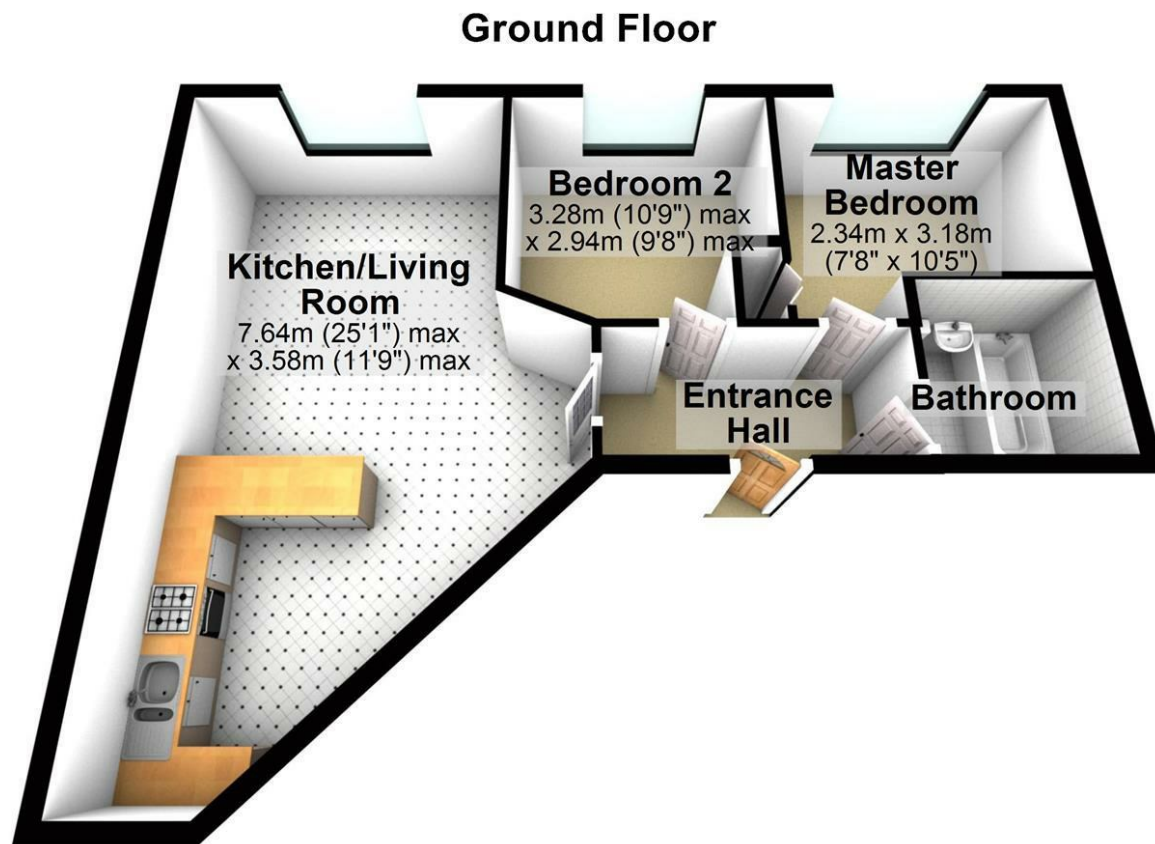
Bathroom

A three piece suite comprising of a low flush WC, wash hand basin, panelled bath with mixer tap leading to a chrome effect shower head, extractor fan, chrome effect heated towel rail, wall mounted mirror and shaver point. Having beige tiled splash backs, cream tiled flooring and a chrome heated towel rail.

Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		72
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

BRADFORD

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HALIFAX

Property House, Lister Lane, Halifax, HX1 5AS

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HUDDERSFIELD

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