



42 Silk Mill Dewsbury Road, Elland, HX5 9AR

**Auction Guide £70,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000. Offered FOR SALE is this modern TWO bedroom third floor apartment in this popular development in Elland. Accommodation comprises; Entrance hallway, lounge/kitchen, two double bedrooms and bathroom. The property has the benefit of double glazing and electric heating. Unallocated parking. Close to amenities, transport links and access to the M62 motorway network. Ideal investment property. Viewing essential.

## Third Floor

### Entrance Hallway

Entrance door, spotlights and electric panel heater. Doors to bathroom, bedrooms and lounge/kitchen;

### Lounge/Kitchen



Two electric panel heaters, wall lights and intercom entry system. Double glazed window to front, exposed brick wall, t.v./sky point and telephone point. The kitchen area has a tiled floor and a range of wall and base units with laminate worktop and splashback. Stainless steel one and a half sink and drainer, electric oven, electric hob and extractor hood above. Plumbing for washing machine, integrated fridge, freezer and dishwasher. Extractor fan and storage cupboard housing the hot water cylinder and fusebox.

### Bedroom One



Double bedroom with electric panel heater, t.v. point, double glazed window to front and exposed brick wall. Built in wardrobe.

### Bedroom Two



Double bedroom with electric panel heater, double glazed window to front and exposed brick wall. Built in wardrobe.

## Bathroom



Three piece suite comprising low flush w.c. floating sink and bath with mixer shower. Tiled floor, part tiled walls and spotlights. Extractor fan, chrome heated towel radiator and electric shaver point.

## External



## Parking

Unallocated parking

## Tenure

We have been advised by the vendor that the property is leasehold. The lease is 999 years from 01/01/2007. The service charge is £312.40 per quarter we don't have any record of a ground rent charge.

## Energy Rating

D

## Council Tax Band

B

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

Call for a FREE, no obligation valuation.

## Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

## 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.

## Mortgages

Dawson Estates offer a no obligation mortgage

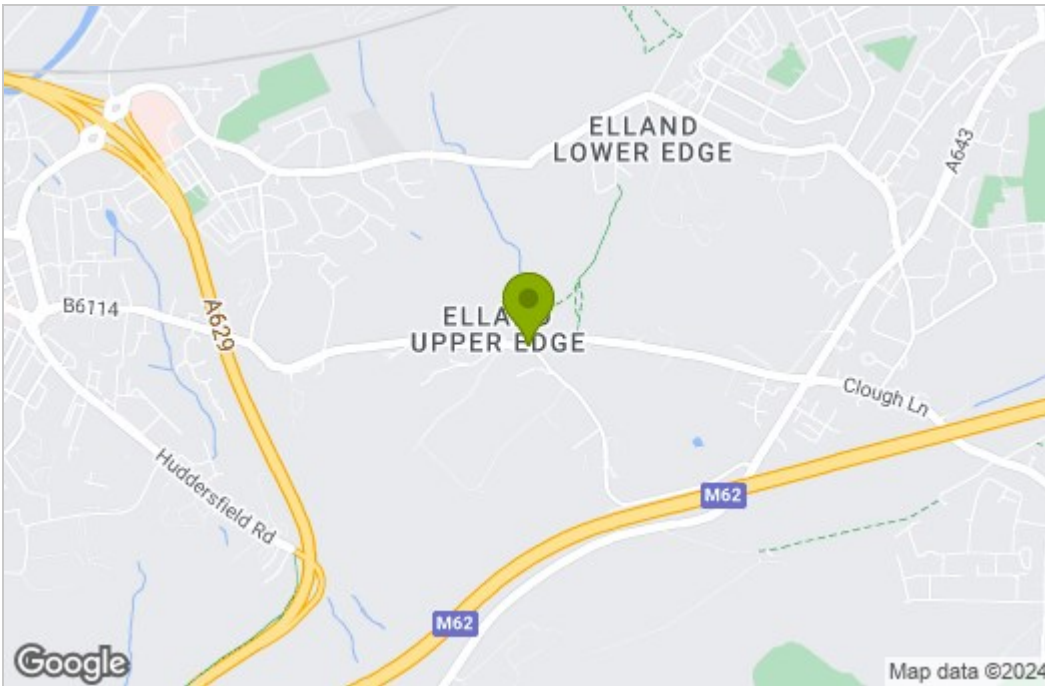
advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **Other Details**

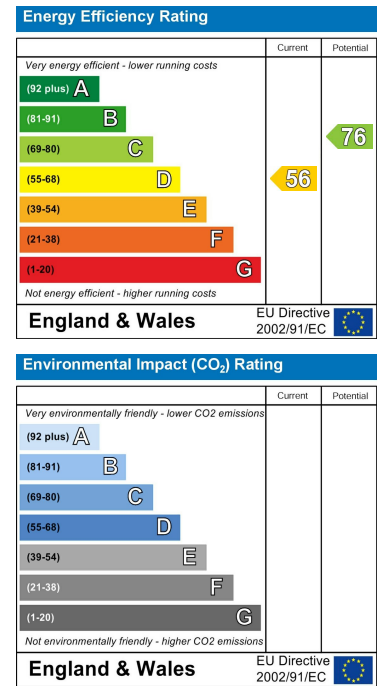
The property is for sale with a tenant in situ. The tenant pays £550pcm. The tenant is on a periodic tenancy.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.