



25 Perseverance Mill Westbury Street, Elland, HX5 9AG

**£80,000**

Offered FOR SALE is this SECOND FLOOR TWO bedroom apartment in this popular mill development in Elland. Accommodation comprises; Entrance hallway, open plan lounge/kitchen, two double bedrooms and bathroom. The property benefits from Upvc double glazing and electric heating. Parking. Close to the amenities of Elland town centre, transport links and access to the M62 motorway network. Ideal FTB. Viewing essential.

## Second Floor

The property is located on the second floor of the building

### Entrance Lobby

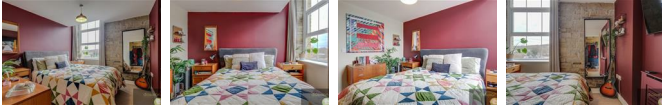
Entrance door, laminate floor and intercom entry. Alarm control panel and fusebox. Electric panel heater and doors to bathroom, bedrooms and lounge/kitchen;

### Lounge/Kitchen 16'8" max x 19'10" max (5.10 max x 6.05 max)



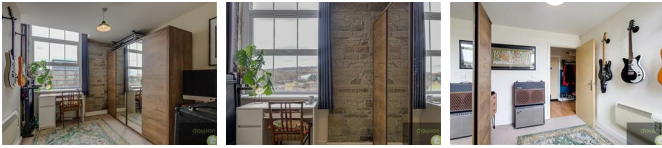
Laminate floor, exposed stone wall and two Upvc double glazed leaded effect windows to front. Two telephone points, t.v/sat point and electric panel heater. The kitchen has a range of wall and base units with laminate worktop and tiled splashbacks. Integrated electric oven, four ring electric hob and extractor hood above. Stainless steel sink and drainer, integrated fridge/freezer, integrated washing machine and hot water cylinder.

### Bedroom One 10'5" max x 10'9" max (3.2 max x 3.3 max)



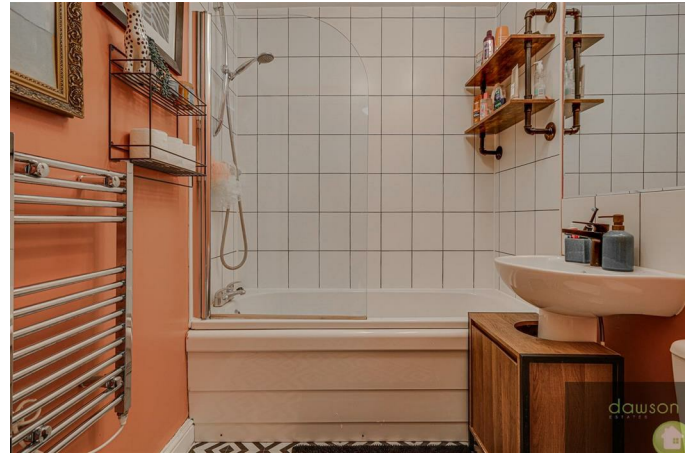
Double bedroom with electric panel heater, telephone point and t.v. point. Exposed stone wall and Upvc double glazed leaded effect window to front.

### Bedroom Two 9'6" max x 10'9" max (2.9 max x 3.3 max)



Double bedroom with electric panel heater, exposed stone wall and Upvc double glazed leaded effect window to front.

### Bathroom 5'6" x 6'8" (1.7 x 2.05)



Three piece white suite comprising low flush w.c. pedestal wash basin and bath with mains shower above. Chrome heated electric towel radiator, part tiled walls, mirror and extractor fan.

### External



### Parking

Allocated space. Further parking available.

### Tenure

We have been advised by the vendor that the property is leasehold. Service charge is £1244 per annum and ground rent £218.98 per annum.

### 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.

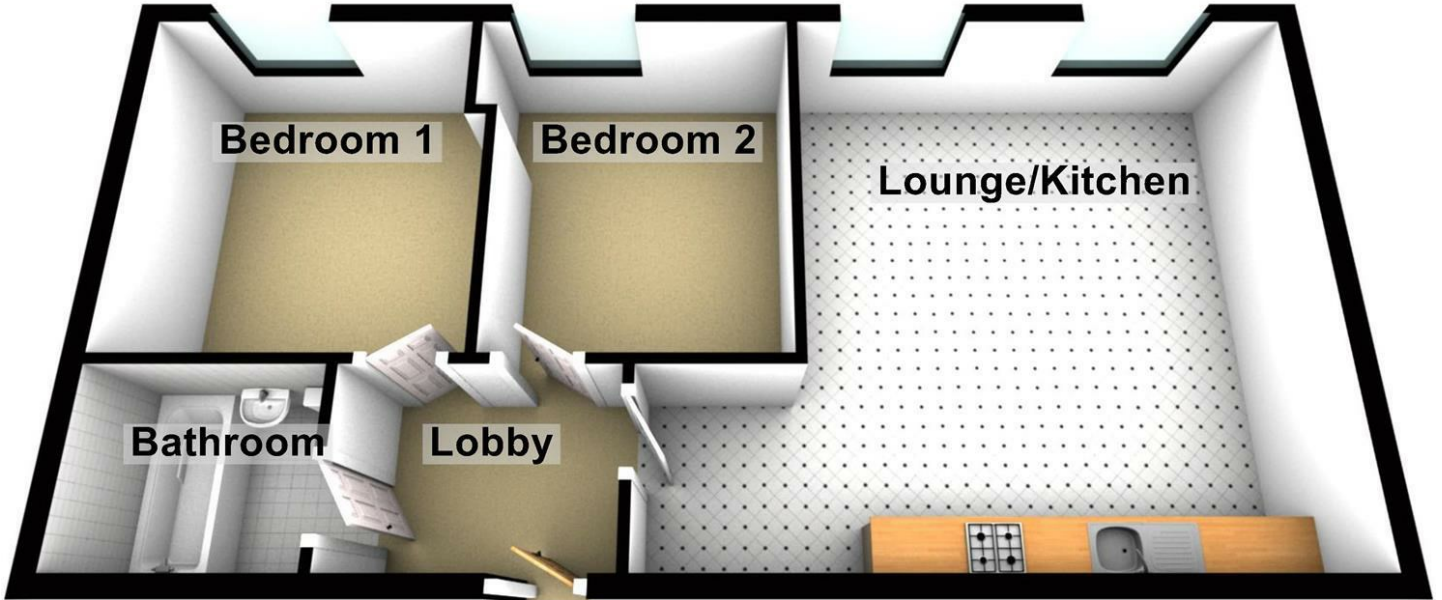
### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers

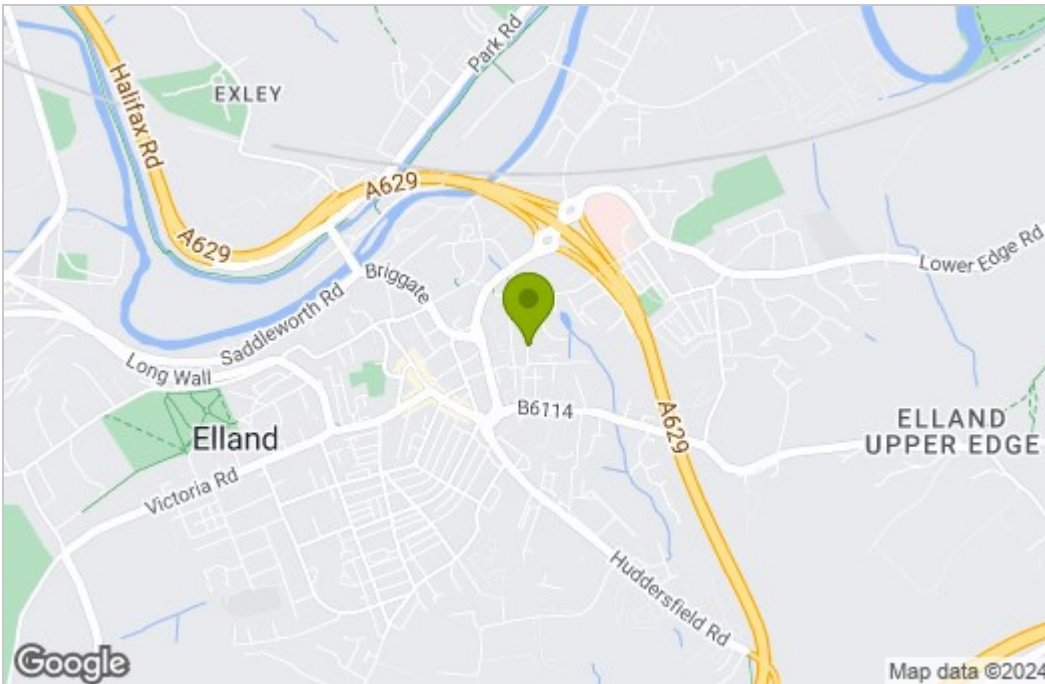
and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Floor Plan

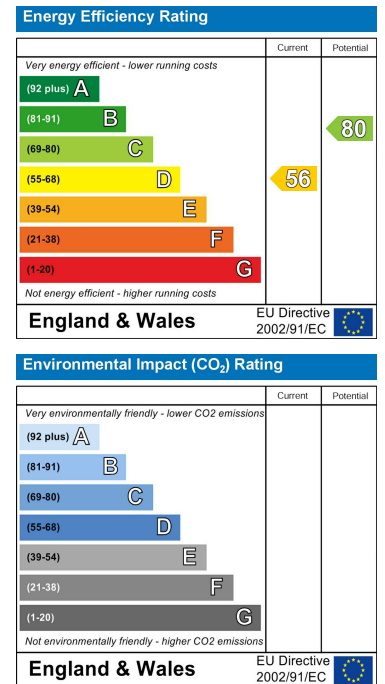
### Apartment



## 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.