



39 Perseverance Mill, Westbury Street, Elland, HX5 9AG
Asking Price £67,500

bramleys



NO UPPER CHAIN - READY TO MOVE IN!

Situated in the desirable commuter village of Elland, this modern two-bedroom fourth-floor apartment offers the perfect combination of convenience and contemporary living. With easy access to local amenities, Elland town centre, Huddersfield, and the M62 motorway network, it is an ideal choice for first-time buyers, investors, or professional couples.

The property features a bright and spacious open-plan kitchen and lounge area, two well-proportioned bedrooms, and a stylish bathroom. Externally, the apartment benefits from an allocated private parking space.

Offered for sale with no upper chain and vacant possession, this home is ready for its new owners. Early viewing is essential to fully appreciate the excellent location, generous space, and potential this property offers. Don't miss out—schedule your viewing today!



GROUND FLOOR:

Enter the apartment block through the communal entrance hall. The first floor can be accessed via a staircase or lift.

FIRST FLOOR:

Enter the apartment through an external door into:-

Entrance Hall

Where there is an electric wall mounted heater and telephone point.



Lounge/Kitchen

20'1 x 16'4 (6.12m x 4.98m)

This well proportioned open plan living space comprises of:-

Kitchen Area

An open plan living kitchen which is fitted with a range of wall, drawer and base units, laminate roll top work surfaces, a stainless steel sink with side drainer and tiled splash backs. Integral appliances include a four ring electric hob, oven and extractor hood, fridge freezer and integrated washing machine.

Lounge Area

With an electric wall mounted heater, a uPVC double glazed window to the rear elevation and exposed stone wall.

Bedroom 1

12'11 x 9'2 (3.94m x 2.79m)

Fitted with an electric wall mounted heater, uPVC double glazed window to the rear elevation and having a feature exposed stone wall.

Bedroom 2

9'9 x 9'3 (2.97m x 2.82m)

With a feature exposed stone wall, an electric wall mounted heater and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower attachment. There are also tiled splashbacks and an electric heated towel rail.



OUTSIDE:

The apartment comes with 1 allocated parking space.

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.

DIRECTIONS:

Leave our Elland office travelling down Victoria Road onto Southgate. At the roundabout take the left hand turning and then turn immediately right onto the B6114 Dewsbury Road. Take the first left hand turning onto Westbury Street and then right into the Perseverance Mill complex car park.

TENURE AND SERVICE CHARGE:

Leasehold - Term: 125 years from 1 January 2006 / Rent: £219 PA

Service Charge: £2001 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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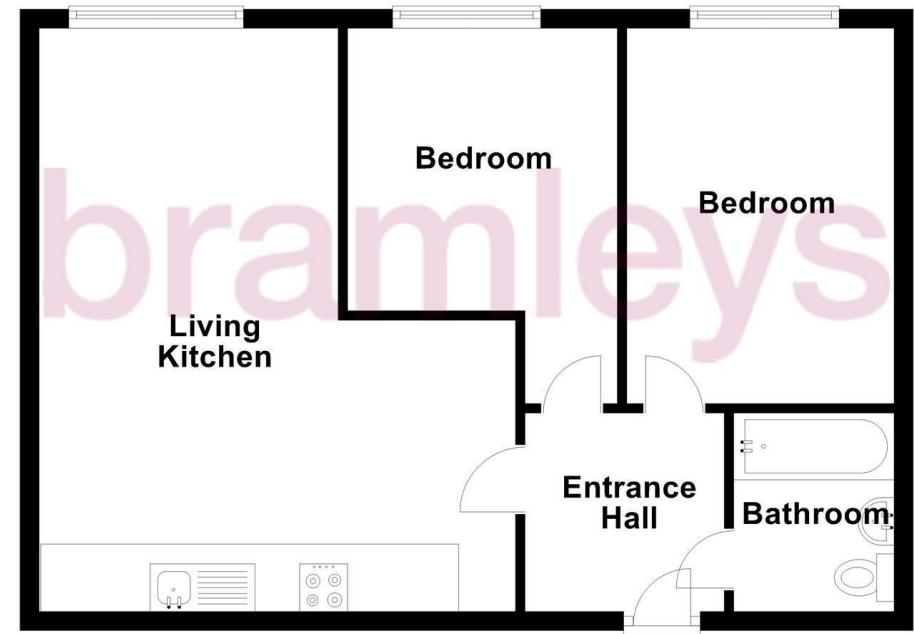
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		75	
(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	

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