



57 Silk Mill, Elland, HX5 9AR
Offers Over £120,000

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Located on the fourth floor of a popular mill conversion, this modern, spacious 2-bedroom apartment features a balcony, a generous master bedroom with en-suite, a 3-piece bathroom, and a separate study and utility room. The open-plan living/dining area connects to a modern kitchen with oak worktops and flooring, integrated appliances. Within walking distance of Elland town centre and close to the M62, this property is conveniently situated.

Recently refurbished to a high standard, it offers a fresh, modern feel and is move-in ready, with the added convenience of a Fischer Aquafficient Instant Hot Water System and motorised Decora blinds.

Enjoying far-reaching views. Don't miss out—book a viewing today and experience the comfort and style of this beautifully refurbished apartment.



Entrance Hallway

The entrance door having a ZKTeco programmable biometric lock into the entrance hallway with inset ceiling spotlights and Adax wi-fi wall mounted heater.

Utility Room

3'11" x 6'1" (1.19 x 1.85)

Having a fitted working surface and base units, stainless steel sink unit with side drainer and mixer tap, space and plumbing for an automatic washing machine and loft access point.

Bathroom

Fully tiled and furnished with a 3 piece suite in white comprising hand wash vanity basin, low flush WC with concealed cistern and bath set to tiling. Ladder style heated towel rail and inset ceiling spotlights.

Study

11'11" x 7'1" (3.63 x 2.16)

Having an Adax wi-fi wall mounted heater and inset ceiling spotlights.

Lounge Diner

16'4" x 12'11" (4.98 x 3.94)

Being generously proportioned and having large windows which allow for plentiful natural light. There are 4 wall light points, 2 Adax wi-fi wall mounted heaters, the living space is open plan to the kitchen space.

Kitchen Area

8'10" x 8'4" (2.69 x 2.54)

Fitted with a contemporary range of matching wall and base units with oak block working surfaces over, inset 1.5 bowl sink with mixer tap. There are integrated appliances to include 4 ring electric hob and extractor canopy, built-in wine cooler and eye level oven, with preparation for a Dishwasher. Finished with tiled splashbacks and oak flooring.

Master Bedroom

16'11" reducing to 9'9" x 13'10" (5.16 reducing to 2.97 x 4.22)

A good sized master bedroom which is positioned to the corner of the building and has doors accessing an adjoining balcony. Also having a large double glazed window, Adax wi-fi wall mounted heater, built in wardrobe and a door accessing the adjoining en-suite.

En-Suite

Being fully tiled and fitted with a 3 piece suite in white comprising low flush WC, hand wash vanity basin and corner shower cubicle with thermostatic shower. Also having ceiling spotlights and a ladder style heated towel rail.



Bedroom 2

8'6" x 10'2" (2.59 x 3.10)

A good sized second bedroom having double glazed window to the front, Adax wi-fi wall mounted heater and a built in wardrobe.

Outside:

The property has an 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 via Victoria Road, heading down onto Southgate. At the roundabout take the 1st exit and then take the immediate right hand turning onto the B6114 Dewsbury Road, the entrance to Silk Mill can be found on the left hand side.

TENURE:

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

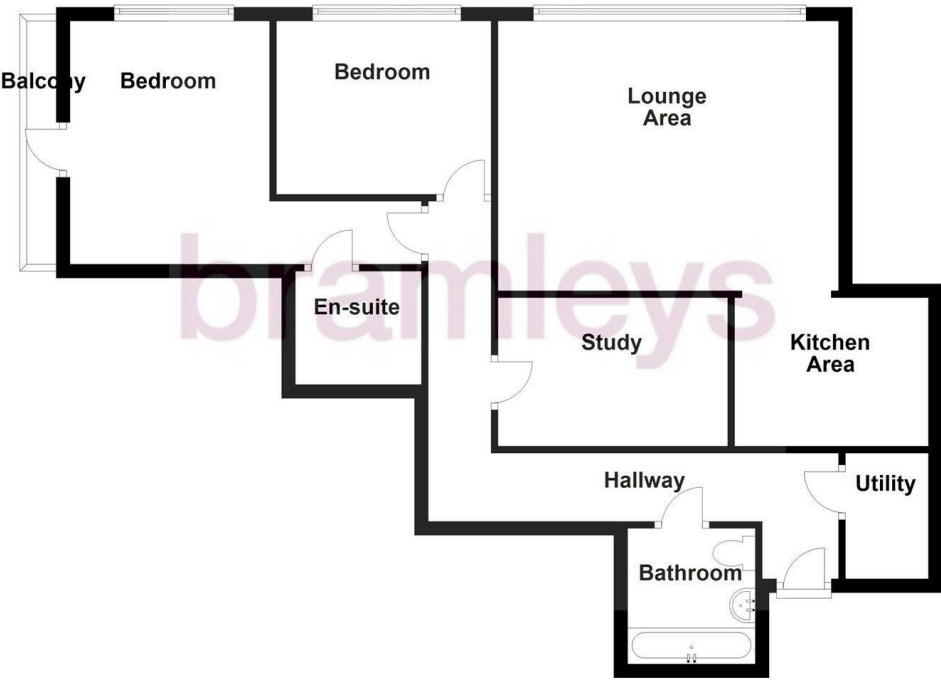
Band B

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.



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

