

bramleys



76 Silk Mill
Elland
HX5 9AR

£112,000

Professionalism with Independence



12 Victoria Road, Elland, HX5 0PU
t: 01422 374811

Located on the fifth floor of this popular mill conversion is this particularly spacious and modern apartment having two double bedrooms plus a study. The lounge and bedrooms have double glazed french doors which lead out to a full width balcony where these rooms enjoy pleasant and far-reaching views. The master bedroom has en-suite facilities plus there is a further bathroom and well-proportioned study room. The modern kitchen is fitted with a range of integrated appliances and there is a further separate utility cupboard. Silk Mill is ideally located for the wide range of amenities within Elland town centre as well as access to the M62 motorway network.

This apartment would make an ideal purchase for the first time buyer or investor and an early inspection is highly recommended.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the apartment building via a communal door into the communal entrance hall where there are stairs and a lift giving access to all floors.

FIFTH FLOOR:

Enter the apartment via an external door into:-

Entrance Hall

Having inset ceiling spotlights.

Bathroom

Furnished with a three piece white suite comprising low flush WC, wall mounted wash hand basin and panelled bath with shower attachment. There are part tiled walls, fully floor, a chrome ladder style heated towel rail, extractor and inset ceiling spotlights.



Utility Cupboard

Housing the hot water cylinder and having plumbing for an automatic washing machine and wall mounted electric heater.

Living Kitchen/Lounge Area

3.96m x 6.40m (13'0" x 21'0")

Having 4 wall light points, 2 wall mounted electric heaters, double glazed french doors leading out to the balcony and being open plan to the kitchen.



Kitchen

2.74m x 2.34m (9'0" x 7'8")

Fitted with a matching range of wall and base units with complementary working surfaces and inset stainless steel sink, side drainer and mixer taps, 4 ring electric hob with extractor canopy and electric oven beneath, integrated fridge freezer and slimline dishwasher, under cupboard lighting and tiling to the floor.



Study

3.43m x 2.44m (11'3" x 8'0")

This room is currently presented as a bedroom, however, does borrow light from the lounge/kitchen area and also has a wall mounted electric heater and inset ceiling spotlights.



Master Bedroom

3.28m x 3.20m (10'9" x 10'6")

Having built-in wardrobes and a wall mounted electric heater, double glazed french doors leading out to the balcony. A door leads to the en-suite shower room.



En-suite Shower Room

Being part tiled to walls and part of the floor. Furnished with a three piece white suite comprising low flush WC, pedestal wash hand basin and corner shower unit with thermostatic shower. There is a chrome ladder style heated towel rail, extractor and inset ceiling spotlights.

Bedroom 2

3.38m x 3.35m (11'1" x 11'0")

Having a built-in wardrobe, wall mounted electric heater, double glazed french doors leading out to the balcony. This bedroom is positioned on the corner of the building and due to its position takes advantage of far-reaching views to both sides via full height double glazed windows.



COUNCIL TAX BAND:

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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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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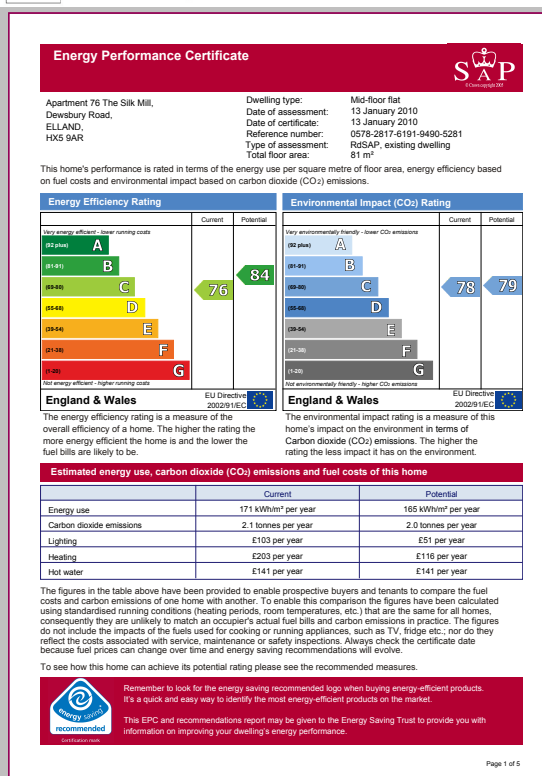
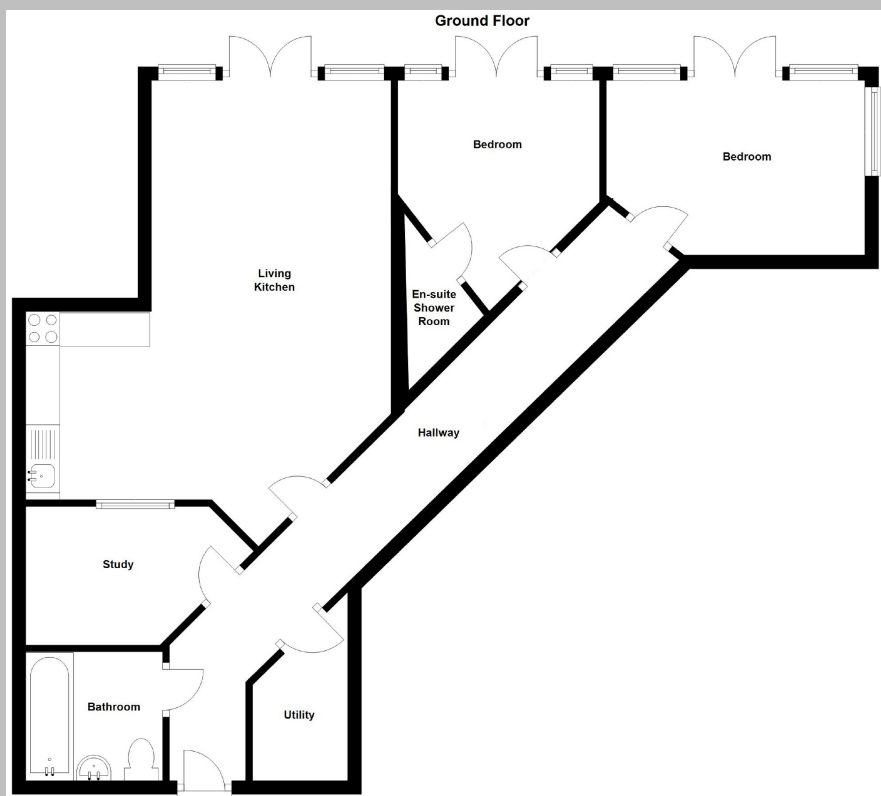
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ON-LINE CONVEYANCING SERVICES:

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.

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.



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



14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 f: 01484 432318
e: info@bramleys1.co.uk

www.bramleys.com

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 f: 01924 411020
e: heckmondwike@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF
t: 01422 260000 f: 01422 260010
e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU
t: 01422 374811 f: 01422 378762
e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF
t: 01924 495334 f: 01924 499193
e: mirfield@bramleys1.co.uk