

bramleys



90 Silk Mill
Elland
HX5 9AR

£115,000

Professionalism with Independence



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Penthouse Apartment in this popular mill conversion with far reaching views. this is a modern spacious 2 bedroomed apartment with balcony. Enjoying pleasant open views from the living and bedroom accommodation via double glazed French doors, the property also has en-suite facilities to the master bedroom, a further 3 piece bathroom suite and a spacious separate study room. The living/dining area is particularly spacious and being open plan to the kitchen area which is fitted with integrated appliances. Situated within close proximity of the amenities within Elland town centre and also convenient for access to the M62 which is less than 2 miles away.

An internal inspection is highly recommended to appreciate the accommodation on offer.

The accommodation briefly comprises:-

SIXTH FLOOR:

Entrance Hallway

Having inset ceiling spotlights, wall mounted electric heater and a useful storage cupboard housing plumbing for an automatic washing machine.

Living Kitchen

3.66m 0.18m x 7.01m 0.15m (12' 7" x 23' 6")

This spacious lounge area has 2 electric wall mounted heaters, four wall light points, television point and double glazed French doors leading out to the balcony area. The kitchen area is also spacious and provides dining space, being fitted with a contemporary range of matching wall and base units with working surfaces, there is tiling to the floor and under-cupboard lighting, integrated appliances including four ring electric hob, oven beneath and extractor hood, integrated dishwasher, fridge and freezer and also an inset one and a half bowl sink with side drainer and mixer tap. A cupboard off the kitchen area houses the hot water cylinder tank.



Ensuite Bathroom

Fitted with a three-piece suite in white comprising low flush WC see, wall mounted hand wash basin, and bath with shower attachment. Having tiling to the floor and tiled walls, ceiling spotlights and a chrome ladder style heated towel rail



Master Bedroom

2.74m 0.20m x 2.74m 0.13m entrance area (9' 8" x 9' 5"+ entrance area)

The master bedroom has the benefit of double glazed French doors leading out onto the balcony area, there is a wall mounted electric heater, built in wardrobes and a door leading to the en-suite shower room.

Bedroom 2

2.64m x 3.20m (8'8" x 10'6")

Having a built in wardrobe, wall mounted heater and double glaze door accessing the balcony.



Utility room

1.91m x 1.60m (6'3" x 5'3")

Having a built-in working surface with insect stainless steel sink built-in base unit and space and plumbing for an automatic washing machine.

Study

3.84m x 2.62m (12'7" x 8'7")

Having inset ceiling spotlights, wall mounted electric heater and window borrows light from the living kitchen area. Previous occupier used as a bedroom.



House shower room

Having a three piece suite in white comprising low flush WC see, hand wash basin and corner shower cubicle with thermostatic shower. Having tiling to the walls and tiling to the floor, ceiling spotlights and A ladder style heated towel rail



COUNCIL TAX BAND:

B

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.

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

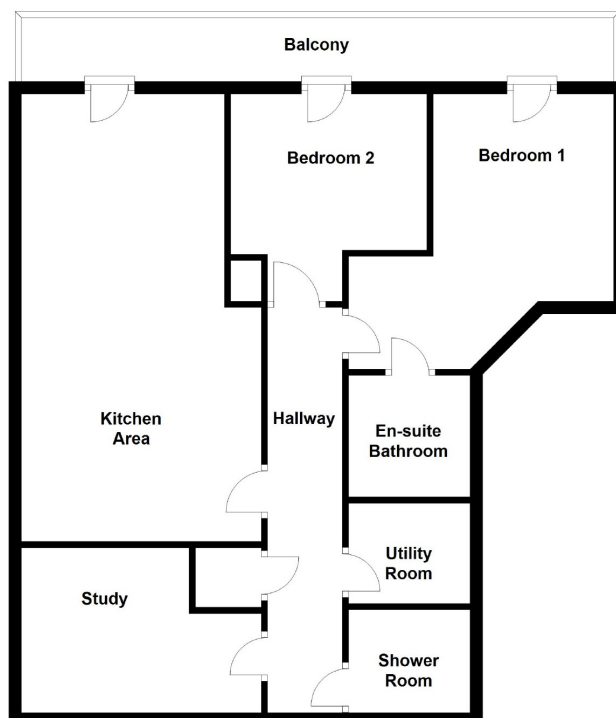
ON-LINE CONVEYANCING SERVICES:

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.

Ground Floor



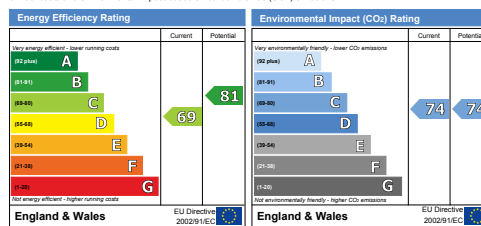
Energy Performance Certificate



Apartment 90 The Silk Mill,
Dewsbury Road,
ELLAND,
HX5 5AR

Dwelling type: Top-floor flat
Date of assessment: 13 January 2010
Date of certificate: 13 January 2010
Reference number: 8290-6429-7030-5107-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 79 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales

EU Directive
2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

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The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	202 kWh/m ² per year	200 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£101 per year	£50 per year
Heating	£307 per year	£169 per year
Hot water	£139 per year	£139 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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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



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