

# bramleys



Apartment 62 Ellis Court  
Textile Street  
Dewsbury  
WF13 2EX

Asking Price £59,500

*Professionalism with Independence*



27 Westgate, Heckmondwike, WF16 0HE  
t: 01924 412644

## PUBLIC NOTICE

*Apartment 62, Ellis Court, Textile Street, Dewsbury, WF13 2EX.*

*We advise that an offer has been made for the above property in the sum of £57,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.*

*Agents Address: Bramleys, 27 Westgate, Heckmondwike, WF16 0HE.*

*Agents Telephone Number: 01924 412644*

The accommodation briefly comprises:-

### GROUND FLOOR:

Communal Entrance hall with lift and staircase access. The apartment can be found on the 3rd floor.

### Entrance Hall

Accessed via the main front door and having intercom access and an inbuilt cupboard.

### Kitchen with Living Area

6.27m x 3.35m (20'7" x 11'0")

The kitchen area is fitted with a modern range of wall and base units with working surfaces and sink unit. There is an integrated hob with under oven and extractor hood. The Lounge area has an electric wall heater and door to Juliette balcony.



### Bedroom 1

4.06m "x 3.20m (13'4 " x 10'6")

Having fitted wardrobe space and further door to en-suite shower room.



### En-suite Shower room

Furnished with an independent shower cubicle and having a low flush wc and wash hand basin. Along with tiling to the wall areas.



### Bedroom 2

3.99m x 2.84m (13'1" x 9'4")

A good sized second bedroom with fitted wardrobe space.



### Bathroom

A modern bathroom fitted with a 3 piece suite comprising of panelled bath, wash hand basin and low flush wx. There is tiling to the wall areas.





### OUTSIDE:

The block is situated within communal grounds.

### 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 01924 412644. Written quotations available on request. 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:

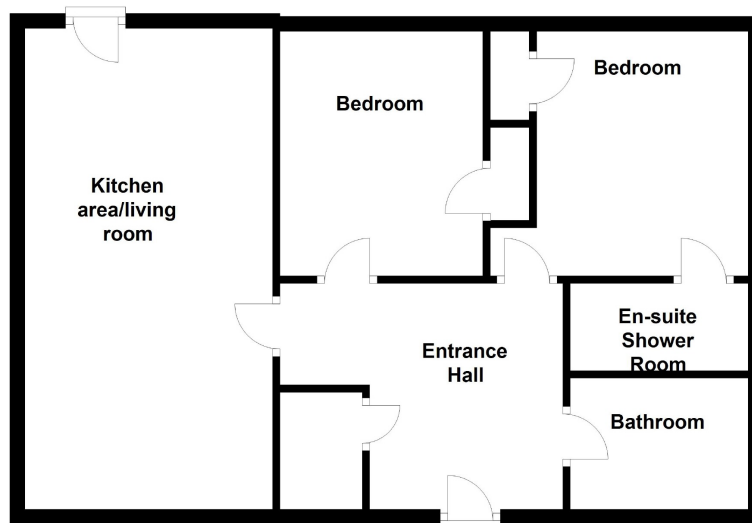
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys on the right hand side and proceeding into the town centre, continuing through the traffic lights into High Street. Follow High Street past Heckmondwike Grammar School on the right and Independent Chapel on the right and proceed through the traffic lights into Halifax Road. Continue straight ahead and past Dewsbury Hospital on the right hand side, taking the second left hand turn into Upper Road. Follow the road down and at the traffic lights turn right onto Bradford Road where Textile Street can be found on the right hand side and Ellis Court can be found straight ahead. The apartment can be found on the third floor.



## Ground Floor



### Energy Performance Certificate

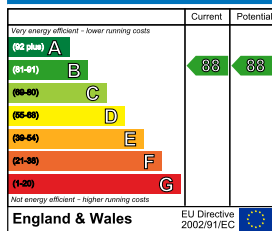


Apartment 62 Ellis Court  
Textile Street  
DEWSBURY  
WF13 2EX

Dwelling type: Top-floor flat  
Date of assessment: 02 April 2009  
Date of certificate: 02 April 2009  
Reference number: 0428-0052-6254-6401-1034  
Total floor area: 55 m<sup>2</sup>

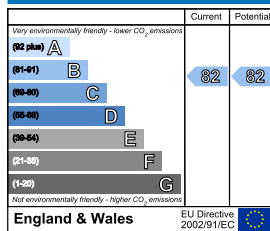
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating



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.

#### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	162 kWh/m <sup>2</sup> per year	162 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£31 per year	£31 per year
Heating	£69 per year	£69 per year
Hot water	£95 per year	£95 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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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:

- 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.
- 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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