

HUNTERS®

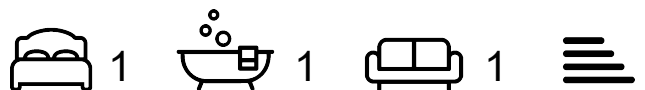
HERE TO GET *you* THERE



Wellington Road

Dewsbury, WF13 1HF

Offers In The Region Of £97,500



Station Apartments, a unique new residential development by Mood Developments, is now welcoming interest in its collection of contemporary 1 bedroom apartments. Located in a beautifully renovated Grade II listed Victorian building opposite Dewsbury railway station with a journey time of just 13 minutes into the heart of Leeds. These modern apartments offer exceptional value for money combined with high-quality finishes, spacious layouts, and excellent natural light. Combining modern convenience with historic charm, these modern apartments have been stylishly renovated to preserve many of the buildings' original period features. With no ground rent to pay and fibre 999-year leases, they provide a straightforward and secure home ownership opportunity tailored exclusively for owner-occupiers.



BUYER INCENTIVE

The developer is also offering a unique incentive scheme for five of the apartments, where buyers can 'ladder up' meaning that they rent for a year and if they buy the apartment ,three quarters of the rent they have paid is put forward as a deposit for the purchase.

LOCATION

These bespoke apartments are situated in a prime location adjacent to Dewsbury Railway Station offering commuters and shoppers direct Cross-Pennine rail routes to Leeds at 10-minutes and Manchester 41-minutes.

The train station gateway has benefited from a major redesign, with improved pedestrian and crossing facilities, giving priority to people over vehicles and creating a far more attractive entrance to the town for visitors and commuters. The station is also due for a Trans Pennine upgrade.

Dewsbury boasts excellent connections via M1 and M62 motorways and Dewsbury Bus Station lies a short 3-minute walk away from the apartments. A new bus station is part of the towns Local Plan and will offer state of the art facilities for bus passengers

The Sustrans National Cycle Route 69, running from Hest Bank to Cleethorpes, goes through the centre of Dewsbury offering cyclists and walkers the chance to take in beautiful canals and stunning scenery.

ONE BEDROOM GROUND FLOOR

0.01 1 BED APARTMENT 67.6 m² 728 ft²

0.02 1 BED APARTMENT 56.4 m² 607 ft²

FIRST FLOOR APARTMENTS

1.01 2 BED APARTMENT 75.7 m² 815 ft²

1.02 1 BED APARTMENT 52.5 m² 565 ft²

1.03 2 BED APARTMENT 72.3 m² 778 ft²

1.04 1 BED APARTMENT 57.6 m² 620 ft²

1.05 1 BED APARTMENT 56.1 m² 603 ft²

1.06 2 BED APARTMENT 95.6 m² 1,029 ft²

1.07 1 BED APARTMENT 57.5 m² 619 ft²

SECOND FLOOR APARTMENTS

2.01 2 BED APARTMENT 76.9 m² 828 ft²

2.02 1 BED APARTMENT 52.7 m² 567 ft²

2.03 2 BED APARTMENT 72.2 m² 778 ft²

2.04 1 BED APARTMENT 57.6 m² 620 ft²

2.05 1 BED APARTMENT 55.9 m² 602 ft²

2.06 2 BED APARTMENT 96 m² 1,033 ft²

2.07 1 BED APARTMENT 58 m² 625 ft²

THIRD FLOOR APARTMENTS

3.01 2 BED DUPLEX APARTMENT

(First Level Bedrooms) 66 m² 711 ft²

3.02 2 BED DUPLEX APARTMENT

(First Level Bedrooms) 69.6 m² 749 ft²

3.03 2 BED DUPLEX APARTMENT

(First Level Bedrooms) 68.8 m² 741 ft²

3.04 2 BED DUPLEX APARTMENT

(First Level Bedrooms) 83 m² 894 ft²

3.05 3 BED DUPLEX APARTMENT

(First Level Bedrooms) 73.5 m² 791 ft²

3.06 2 BED DUPLEX APARTMENT

(First Level Bedrooms) 60.3 m² 649 ft²

3.07 2 BED DUPLEX APARTMENT

(First Level Bedrooms) 52.8 m² 568 ft²

FOURTH FLOOR APARTMENTS

3.01 2 BED DUPLEX APARTMENT

(Second Level Living Space) 49.4 m² 531 ft²

3.02 2 BED DUPLEX APARTMENT

(Second Level Living Space) 70.5 m² 759 ft²

3.03 2 BED DUPLEX APARTMENT

(Second Level Living Space) 49 m² 527 ft²

3.04 2 BED DUPLEX APARTMENT

(Second Level Living Space) 48.5 m² 522 ft²

3.05 3 BED DUPLEX APARTMENT

(Second Level Living Space) 50.3 m² 541 ft²

3.06 2 BED DUPLEX APARTMENT

(Second Level Living Space) 62.6 m² 674 ft²

3.07 2 BED DUPLEX APARTMENT

(Second Level Living Space) 52.3 m² 563 ft²

LEASEHOLD INFORMATION

Term: 999 Years Lease

Annual Service Charge is £1312.00 which includes fibre internet and buildings insurance.

Ground Rent - Nothing to Pay.

REGISTER YOUR INTEREST

Email dewsbury@hunters.com with the following

*Your full name, current address and postcode

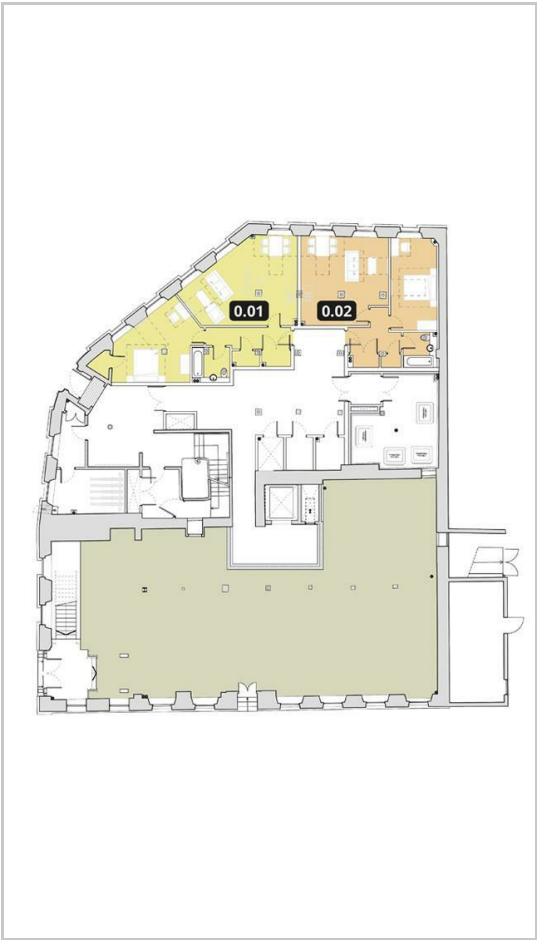
*Contact number and email address

*Which property you are interested in i.e 1,2,3 bedrooms

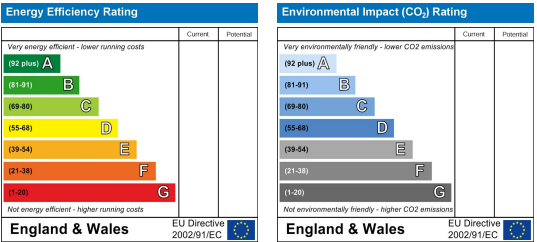
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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