

HUNTERS®

HERE TO GET *you* THERE



Textile Street

Dewsbury, WF13 2EY

Guide Price £50,000



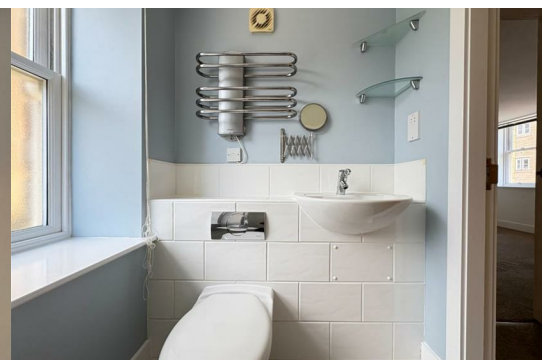
GUIDE PRICE £50,000 - £55,000

Forming part of this fantastic mill conversion at the Cala Homes development Hunters are pleased to offer for sale this first floor one double bedroom apartment which is ready to move into with the minimum of fuss or expense. Benefiting from entrance hall, living/kitchen area with fully integrated kitchen including stainless steel oven & hob, fridge/freezer and washing/dryer, shower room with double shower cubicle. The train station is within 10 mins walk. (there is no communal parking with the flat, however parking is available close by on Mill Road). This is a fantastic opportunity for a first-time buyer to get on the property ladder or investor to purchase this apartment with the opportunity to generate circa £5400.00 per annum in rent.

LEASEHOLD CHARGES

125 years from 1 January 2005

- Term left: 105 years
- Annual monthly service charge payable for 2025: £1928.6 per annum paid quarterly.
- Annual Ground rent payable for 2025: £231.79



ENTRANCE

Enter the property through the secured communal entrance into the lobby area this area has a staircase leading to the first floor where the main door to the apartment is situated.

HALLWAY

Through the main hardwood door into the hallway this area features a wall mounted intercom handset, the hallway is carpeted, a ceiling light and internal doors leading to the kitchen/lounge, bedroom, bathroom and storage area which has the fitted washing machine.

OPEN PLAN LOUNGE AND KITCHEN

The open plan kitchen/lounge features two ceiling lights, two double glazed windows with fitted blinds and electric storage heater. The kitchen area features a range of base and wall units include an integrated fridge freezer, benefitting from contrasting worktops, a sink bowl with mixer taps and electric oven and hob with extractor hood with vinyl flooring,

BEDROOM 1

The master double bedroom benefits carpeted flooring, a double glazed window with fitted blinds facing rear elevation, a ceiling light and an electric storage heater.

BATHROOM

Part wall tiled with a three piece white suite which comprises a low flush w/c with concealed cistern, pedestal sink and double shower cubicle with overhead mixer shower. This room also benefits a ceiling light, a double glazed frosted window with fitted blinds facing front elevation, with ceramic tiled flooring and a extractor fan and heated electric towel radiator.

LEASEHOLD DETAILS

LEASE TERM 125 years from 1 January 2005

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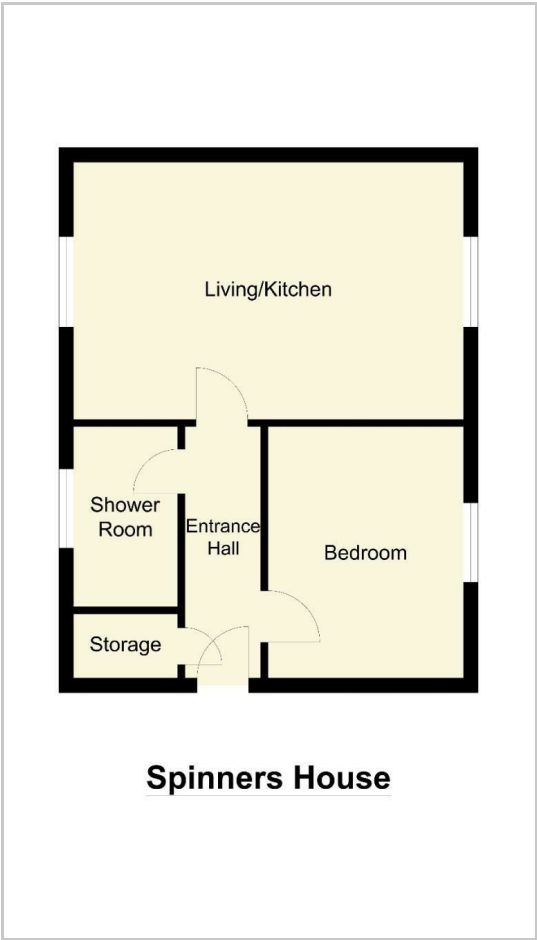
PARKING

There is no allocated parking available at this development, however on street parking is available nearby on Mill Road on a first come first serve basis.

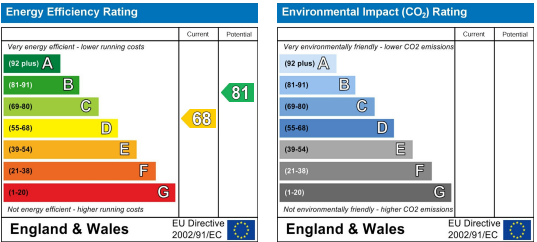
Area Map



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.