



Textile Street

Dewsbury, WF13 2EY

Guide Price £70,000



** GUIDE £70,000 - £80,000

Offered for sale with NO ONWARD CHAIN is this SPACIOUS and very well presented two bedroom DUPLEX apartment located near Dewsbury Railway Station and Dewsbury Town Centre nearby. The apartment comprises: entrance hall, open plan living room leading to kitchen area, double bedroom and bathroom and spiral staircase leading to mezzanine bedroom with en suite facilities. Having allocated off street parking, viewing is highly advised at your earliest convenience.

Leasehold information

Annual Service Charge £2161.96

Annual Ground Rent £150.00

Term 125years from 2006 - remaining on lease 105 years



ENTRANCE

Through timber door into hallway with an electric radiator, intercom entry phone and spiral staircase to top floor.

LOUNGE & KITCHEN 22'11" x 14'5" (7.00m x 4.40m)

Having fitted wall and base units with contrasting work surfaces incorporating a stainless steel one and a half bowl sink with drainer and complementary upstand splash backs, built in electric oven and hob with extractor above and built in fridge freezer. With two double glazed sash windows, two electric radiators

BEDROOM 2 8'2" x 7'8" (2.49m x 2.34m)

With double glazed sash window, electric radiator

BATHROOM

With three piece suite comprising of: wash hand basin, low level WC and panelled bath with shower attachment. Having an extractor fan, chrome towel radiator, spotlights to ceiling, shaver point, complementary tiled walls and tiled flooring.

MASTER BEDROOM 16'9" x 12'0" (5.13m x 3.66m)

Located on the top floor with two double glazed skylight windows, electric radiator, built in wardrobe and Access to:

EN SUITE 5'6" x 6'7" (1.70m x 2.03m)

With three piece suite comprising of: wash hand basin, low level WC and walk in shower. Having an extractor fan, chrome towel radiator, spotlights to ceiling, shaver point, complementary tiled walls and tiled flooring with useful storage space

PARKING

The property does have an allocated permit parking space assigned in within the complex

LEASEHOLD INFORMATION

Lease Term 125 years

Start Date 29 December 2006

Term remaining 105 years

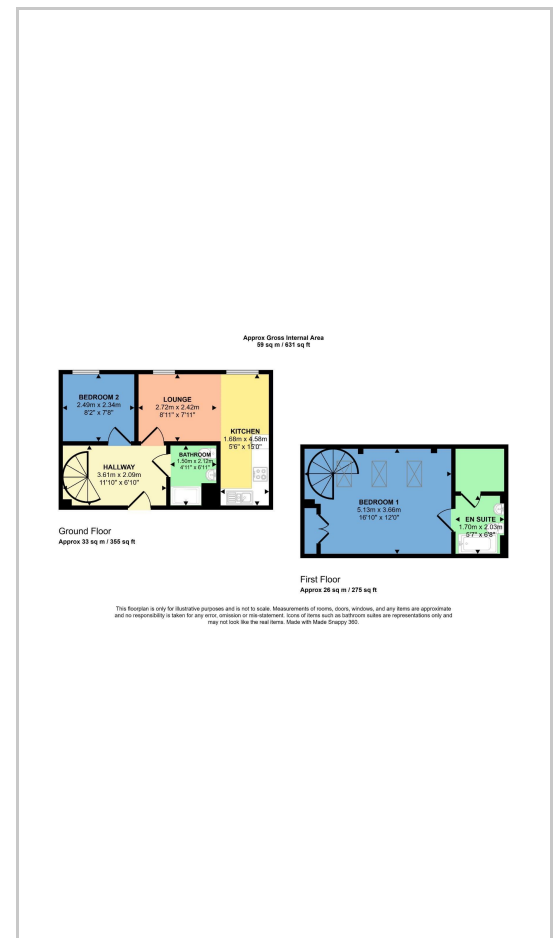
Service charge £540.49 per Quarter - Annual £2161.96

Ground Rent £150.00

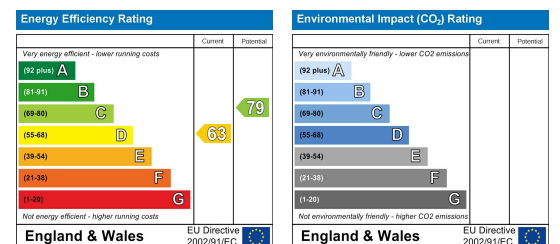
Area Map



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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