

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Textile Street

Dewsbury, WF13 2EX

Offers In The Region Of £95,000



This beautifully presented, spacious two-bedroom apartment is situated less than half a mile from Dewsbury town centre, which offers a fantastic range of local amenities. This property would be ideal for a first-time buyer or investor. The apartment comprises; an entrance hallway that leads into a spacious open-plan living room featuring a Juliette balcony, a kitchen with new integrated appliances and breakfast bar, a master bedroom with a modern en-suite, an additional bedroom, and a modern family bathroom. The property also offers secure underground parking, and modern Fischer efficient electric heating throughout with thermostatic controls to each apartment room. There are also great transport links and located within a commutable distance of Leeds, Wakefield, and Huddersfield. Viewing is highly recommended to fully appreciate this fantastic apartment!





## ENTRANCE

Secured with an intercom system. The communal hallway offer a lift and stairs with access to all floors. Post box on the ground floor

## INNER HALLWAY

A spacious hallway which offers a good size built in cupboard ideal for storing coats which also has the immersion heater. The hallway is carpeted and has a wall mounted storage heater and intercom system

## OPEN PLAN LOUNGE AND KITCHEN 24'10" x 13'0" (7.59m x 3.97m )

Open plan room incorporating the kitchen area and lounge area with fitted carpets and Juliet balcony with fitted blinds and acoustic glass . The kitchen area is fully fitted with wall and base units. A hob with an extractor fan above. Integrated fridge/freezer and a washer/dryer. With tiled floor throughout the kitchen area. Under unit spot lighting and a double stainless steel sink with drainer. The lounge area is carpeted with two wall mounted modern electric heaters.

## MASTER BEDROOM 11'10" x 7'11" (3.63m x 2.43m )

A double room with a built in wardrobe with hanging space and shelves. Modern fitted carpeted, double glazed acoustic window and a wall mounted contemporary electric heater with fitted room Thermostat.

## EN SUITE

En-suite off the main bedroom. Which include a walk in shower, low flush W/C and basin. Tiled floor and splash back. Spot lights, wall mounted electric towel heater and extractor fan.

## BEDROOM 2 11'10" x 7'7" (3.63m x 2.33m)

Second bedroom with built in wardrobe. Modern fitted carpets, with a wall mounted electric heater with fitted Thermostat and double glazed window.

## BATHROOM

Three piece suite in white with a panelled bath and shower. Low flush toilet and wash hand basin. Tiled flooring, spot lighting, wall mounted electric towel heater and extractor fan.

## PARKING

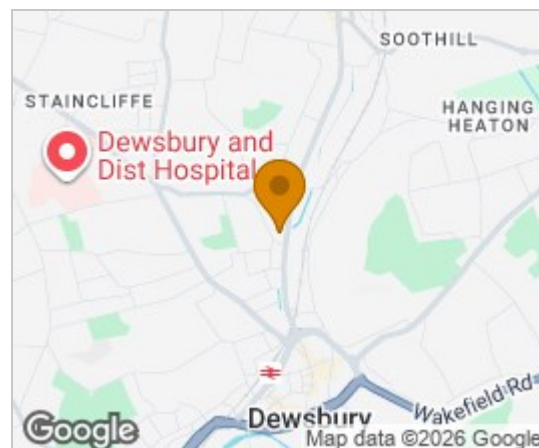
There is an allocated parking space with additional underground parking which is secured by electric gates and having lift and stairs leading to ccess to the apartment.

## LEASEHOLD INFORMATION

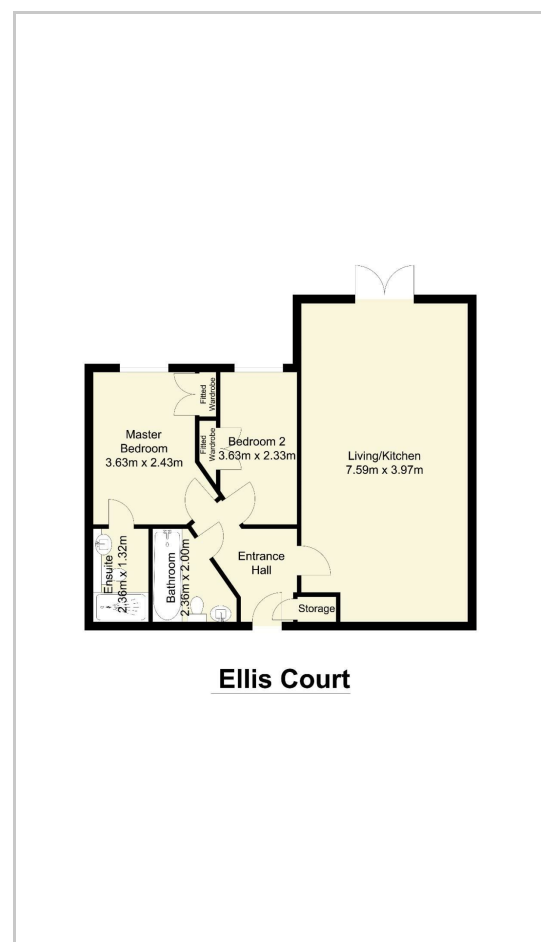
Lease - 125 years from 1st January 2005 (104 remaining)

ANNUAL SERVICE CHARGE £2394.88 AND ANNUAL GROUND RENT £232.00

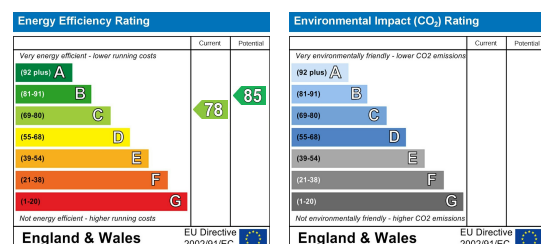
## Area Map



## 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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