

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mill House, Textile Street

Dewsbury, WF13 2EY

Offers In The Region Of £67,000



Hunters are pleased to bring to market this third-floor apartment. Forming part of a FABULOUS mill CONVERSION only 10 mins walk to the centre of DEWSBURY & the TRAIN STATION, Ideal for a single or professional couple. The apartment comprises; OPEN PLAN lounge and MODERN fitted kitchen, two Double bedrooms with built in wardrobe. The property further benefits from electric heating. Viewing HIGHLY recommended to appreciate the accommodation on offer. The property is currently tenanted achieving £7200.00 per annum, which is ideal for any investor, however the property can be sold with vacant possession to a first-time buyer.



## ENTRANCE

Access to bedrooms, bathroom and living area. Neutral carpet and Electric heater.

**OPEN PLAN KITCHEN AND LOUNGE 10'2" x 22'0" (3.12m x 6.71m)**

Modern wood effect units and flooring, carpet to the living area. Double aspect windows. Electric heater.

**BEDROOM 1 11'3" x 9'3" (3.44m x 2.83m)**

Double bedroom with storage cupboard, carpet and Electric heater.

**BEDROOM 2 11'2" x 7'6" (3.42m x 2.29m)**

Double bedroom, carpet and electric heater.

## BATHROOM

Modern white suite with large shower cubical with wall mounted shower, wash hand basin with concealed cistern and wall mounted WC, being part tiled and chrome electric towel radiator

## ALLOCATED PARKING

Permit allocated parking space.

## LEASEHOLD INFORMATION

We understand from the vendor that the tenure and associated charges are currently : 125 years lease from 01/01/2005 Annual ground rent (2025) circa £231.79 and annual service charge £2282.51

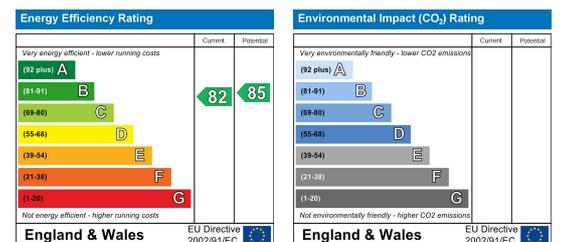
## Area Map



## 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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