



## Textile Street

Dewsbury, WF13 2EX

Guide Price £90,000



GUIDE PRICE OF £90,000 - £100,000

Hunters are pleased to bring to the market a lovely two bedroom second floor apartment with lift access in Textile street Dewsbury. Having easy access to all shops and amenities like the nearby bus station and train station for general transport. This spacious apartment is carpeted throughout with all rooms off a good size hallway. There is an 'Open Plan' aspect to the kitchen/lounge area. The lounge area is carpeted. The kitchen area has a fitted range of wall and base units. Built in electric Hob and oven with extractor fan above. Integrated fridge/freezer and plumbing washer/dryer. Stainless steel sink and drainer with modern work surfaces. Two bedrooms with the master benefitting from en suite and further bathroom suite to the property and benefitting from secure underground parking.

LEASEHOLD APARTMENT:

Lease - 125 years from 1st January 2005 Ground Rent - £396.18 per annum

Service Charge - £1393.59 per annum



## COMMUNAL 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 20'0" m x 15'9" (6.1 m x 4.82m)

Open plan room incorporating the kitchen area and lounge area with fitted carpets and Juliet balcony . 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 lino flooring 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 12'10" x10'3" (3.92m x3.14m)

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

## EN SUITE 8'0" x 6'11"m (2.456m x 2.13mm)

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 12'5" x 9'3" (3.80m x 2.84m)

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

## BATHROOM 7'2" x 7'2" (2.20m x 2.20m)

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.

## External - Outside

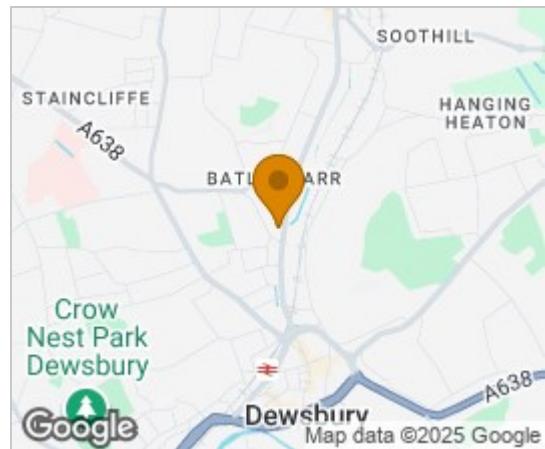
There is an allocated parking space with additional underground parking which is secured by electric gates.

## LEASEHOLD INFORMATION

Lease - 125 years from 1st January 2005 (105 remaining)

Ground Rent - £396.18 per annum Service Charge - £1393.59 per annum

## Area Map

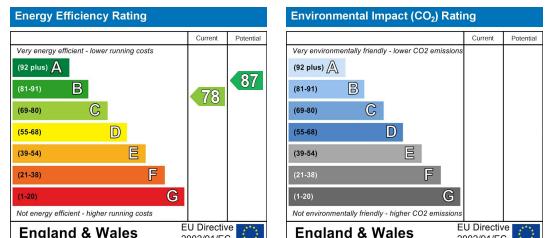


## Floor Plans



Ellis Court

## 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.