

LOT

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Apt 17, Ellis Court, Textile Street, Dewsbury, West Yorkshire WF13 2EX

Guide price\* £31,500+



**A one double bedroom apartment with parking needing full refurbishment to suit landlords or investors.**

**Location**

The development is within close proximity to Dewsbury town centre with local amenities, shops and excellent commuter links to Leeds and Wakefield including Dewsbury Train Station. Dewsbury District Hospital is also within easy reach.

**Description**

Located within the purpose built section of the development is this one double bedroom ground floor apartment with electric storage heating (not tested) and double glazing. The flat requires full refurbishment and repair but will suit landlord investors or those residential buyers looking for a project.

**Accommodation**

**Communal Areas** Lift and stairs to all floors via communal areas. Intercom system for flat entry.

**Ground Floor** Inner hallway, open fitted kitchen and lounge, bedroom one and bathroom/WC with suite in white.

**Outside** One parking space allocated to the flat plus additional visitor parking.

**Tenure**

Leasehold

**EPC**

Energy Efficiency Rating D (April 2018)

**Auction Valuer**

Lucy Crapper ANAVA

**Viewing**

Strictly by appointment with joint agent Bridgfords Wakefield 01924 637224 For any other auction enquiries please call the auction team on 0114 254 1185

