

39 Ellis Court, Dewsbury, WF13 2EX



Price £84,995

A second floor apartment, which is superbly presented with TWO BEDROOMS, en suite to bedroom one and a balcony off the living area enjoying far reaching views. Allocated PARKING

Situated in Dewsbury town centre in an ideal proximity to facilities and transport links is this

- Tastefully Presented Throughout
- Immaculate Presentation
- Close To Amenities
- 2 Bedrooms
- Internal Viewings Recommended
- Allocated Parking
- Close to Town Centre



A second floor apartment, which is superbly presented with TWO BEDROOMS, en suite to bedroom one and a balcony off the living area enjoying far reaching views. Allocated parking

Situated in Dewsbury town centre in an ideal proximity to facilities and transport links is this two bedroom second floor apartment superbly presented throughout the property benefits from well proportioned accommodation including two good size bedrooms, the larger of which is served by an en suite shower room/w.c., a balcony with far reaching views of Dewsbury and allocated under ground parking.

The accommodation briefly comprises entrance hall with access to the open plan lounge/kitchen/dining room with balcony off, bedroom one with en suite shower room/w.c., a further bedroom and the main bathroom/w.c. Outside there are communal gardens and there is an allocated parking space under ground.

This property would make an ideal purchase for a range of buyers looking to be in close proximity of Dewsbury town centre with shops, schools and transport links. Only a full internal inspection will truly show what is to offer at this quality apartment and an early viewing is highly advised to avoid disappointment.

Entrance Hall

Open Plan Living Room 24'11" (7.59m) x 12'11" (3.94m)

This stylish modern kitchen boasts sleek units with integrated appliances, including a fridge, freezer, and automatic washing machine. A stainless steel electric hob, oven, and extractor hood to add a contemporary touch. The space features elegant part-laminate wood flooring, two efficient electric wall heaters, and charming French doors that open onto a Juliet balcony, allowing for plenty of natural light.

Bedroom 1 11'9" (3.58m) x 8'0" (2.44m)

The bedroom is well appointed providing ample storage space while maintaining a clean and uncluttered aesthetic. Additionally, an electric wall heater ensures a comfortable living environment throughout the year, offering both convenience and energy efficiency.

En-Suite

The bathroom is fitted with a contemporary three-piece white suite, comprising a low-level WC, a sleek wash hand basin, and a spacious walk-in shower cubicle. Complementary tiled wall finishes enhance the overall aesthetic, while additional features include a chrome heated towel rail, an integrated extractor fan, and inset spotlighting, all contributing to a clean and modern ambiance.

Bedroom Two 11'11" (3.63m) x 7'8" (2.34m)

The bedroom is well appointed providing ample storage space while maintaining a clean and uncluttered aesthetic. Additionally, an electric wall heater ensures a comfortable living environment throughout the year, offering both convenience and energy efficiency.

Bathroom

The bathroom features a modern three-piece white suite, comprising a low-level WC, a contemporary wash hand basin, and a panelled bath. Complementary tiled walls enhance the aesthetic, while an integrated extractor fan and recessed spotlighting contribute to a bright and well-ventilated environment.

Dedicated parking on exterior



Floor Plan

EPC

