



Westbury Street, Elland, HX5 9AG

£80,000

Stylish Two-Bedroom Apartment in a Character Mill Conversion.

Nestled within the sought-after Perseverance Mills development on Westbury Street, this spacious two-bedroom apartment blends modern open-plan living with the charm of a historic mill conversion. Step inside to discover a bright and airy open-plan kitchen and living area, perfect for entertaining or relaxing in comfort. The kitchen comes well-equipped with integrated appliances and sleek cabinetry, while large windows flood the space with natural light. Both bedrooms are generous double rooms, offering ample space for furnishings and ideal for sharers, guests, or a home office setup. The bathroom features a contemporary suite with bath and overhead shower.

Additional benefits include:

- Secure entry system and lift access
- Allocated parking
- Excellent commuter links via the nearby M62
- Walking distance to Elland town centre and local amenities

This apartment is ideal for first-time buyers, professionals, or investors seeking a low-maintenance home in a well-connected location.



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Communal Entrance

Secure intercom access. Lift and stairs to all floors.

Entrance Hall

Laminate flooring.

Lounge 17'3" x 15'4" (5.260 x 4.679)

Open plan with kitchen. Exposed stone wall. Two UPVC double glazed windows.

Kitchen Area

Fitted kitchen with a range of wall and base units. Stainless steel sink. Electric oven. Electric hob. Integrated washing machine, fridge and freezer.

Bedroom 11'3" x 10'11" (3.449 x 3.328)

Exposed stone wall. UPVC double glazed window.

Bedroom Two 11'3" x 8'8" (3.452 x 2.658)

UPVC double glazed window.

Bathroom

White three piece suite comprising bath with mixer taps and shower over, wash hand basin and WC. Partially tiled. Extractor fan. Electric towel radiator.

Tenure

Ground Rent - £240.00 per annum with 107 years remaining

Annual Service Charge - £1250.00

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: design.pays.danger

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the

property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) A			(82 plus) A		
(81-91) B			(41-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 59
Environmental Impact (CO₂) Rating: 76

