

MARSH & MARSH PROPERTIES

Apt 72, The Silk Mill, Elland, HX5 9AR

£120,000



****ATTENTION ALL YOUNG, PROFESSIONAL OR RETIRED COUPLES**** A modern and spacious three-bedroom apartment in Elland, ideally located near the M62 corridor, local amenities, and highly regarded schools, offering both convenience and accessibility. The property boasts a stylish kitchen, two contemporary bathrooms, and a desirable full-length balcony with stunning views. Internally, the apartment comprises an entrance hall, a useful utility room, and a bright open-plan living kitchen with integrated appliances. The master bedroom benefits from an en-suite, while two further double bedrooms are well-proportioned. A sleek house bathroom completes the accommodation. Externally, the apartment owns a parking space within the gated lot, with additional visitor parking available. Secure intercom entry and lift access enhance convenience. An internal inspection is highly recommended to fully appreciate all this fantastic home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL



The entrance hall features stylish wood-effect laminate flooring that flows seamlessly into the living kitchen. Ceiling spotlights provide a bright and modern touch, while an extractor fan ensures ventilation. Additionally, a convenient airing cupboard offers extra storage space.

UTILITY



This practical utility room features fitted shelving, a sink with a chrome mixer tap, plumbing for a washing machine, and an electric heater offering both convenience and functionality.

LIVING KITCHEN 3.7 x 7.5m (12'1 x 24'7)



This open-plan space features a well-appointed



kitchen with a built-in dishwasher, oven, hob, and extractor fan, along with space for a tall fridge freezer. A partially tiled floor complements the wood-effect worktops and matching splashbacks,

adding both style and practicality. The wood-effect flooring seamlessly extends from the hall into the lounge area, where there are two electric heaters. An internal window allows borrowed light into bedroom three, while floor-to-ceiling picture windows and a door showcase stunning views and allow natural light to flood the space and provide access to the balcony.



BEDROOM ONE 4.4 x 5.4m (14'5 x 17'10)



A spacious double bedroom featuring tasteful décor, a built-in wardrobe, and an electric heater. Floor-to-ceiling picture windows and door frame stunning views while allowing an abundance of natural light to fill the room as well as providing access to the balcony.

EN-SUITE SHOWER ROOM



This modern ensuite has a three-piece suite comprising of a walk-in shower cubicle with glass shower screen, vanity sink, and low flush toilet. This room is completed by stylish floor and wall tiles, ceiling spotlights, extractor fan, and chrome towel radiator.

BEDROOM TWO 2.8 x 3.8m (9'2 x 12'4)



A well-proportioned double bedroom featuring a built-in wardrobe, electric heater, and floor-to-ceiling picture windows and door that offer stunning views and ample natural light and provide access to the balcony.



BEDROOM THREE/STUDY 3.7 x 3.1m (12'1 x 10'2)



A double bedroom featuring ceiling spotlights, an internal window provides ample borrowed natural light, and an electric heater.

SHOWER ROOM

A contemporary shower room featuring a modern suite, including a spacious walk-in shower cubicle with a glass screen, rainfall shower, and handheld power shower. The low-flush toilet is complemented by a built-in hand wash basin for a seamless design. Stylish wall and floor tiles enhance the modern aesthetic, while a chrome towel, ceiling spotlights, and an extractor fan

provide both comfort and functionality.



BALCONY



A stunning balcony extends the full length of the property, with access from both bedrooms one and two, as well as the living kitchen. Featuring decking and offering picturesque hillside views, this outdoor space is perfect for relaxing and enjoying the scenery.

EXTERNAL

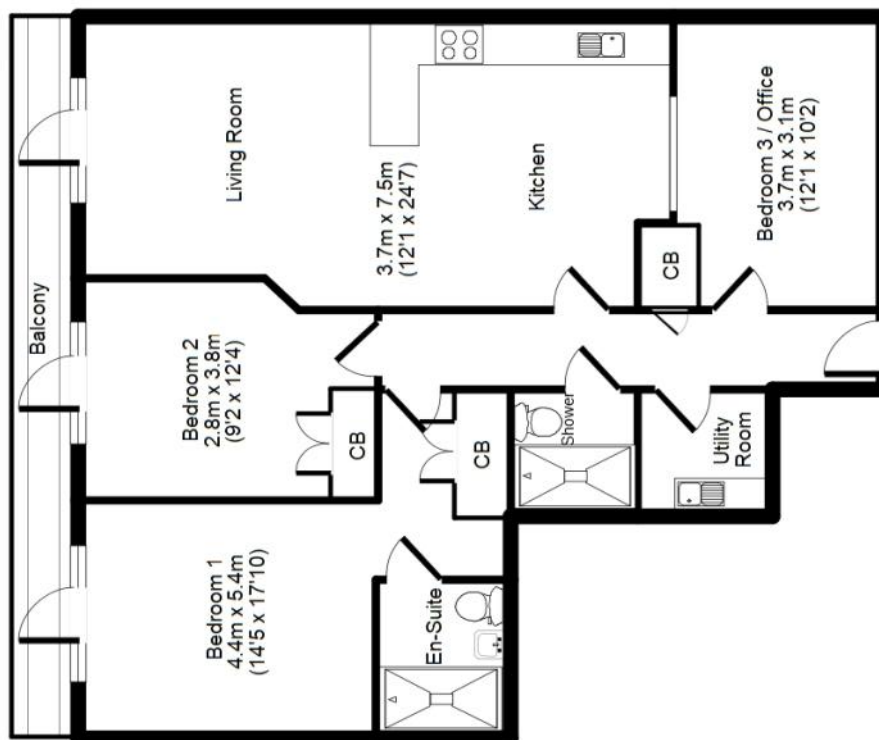


Externally, the property benefits from a secure gated parking lot, providing one designated space for the apartment along with additional room for visitors. For added convenience and security, there is an intercom system and lift access.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

Apt 72, The Silk Mill, Elland, HX5 9AR



APPROX GROSS INTERNAL FLOOR AREA: 77 sq. m / 828 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh & Marsh Properties

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk