



## Valley Mill, 211 Park Road, Elland, HX5 9GY

£1,100 Per Calendar Month

**\*\*TWO DOUBLE BEDROOM APARTMENT WITH BALCONY OVERLOOKING THE VALLEY WITHIN A GATED COMPLEX AVAILABLE TO LET FROM THE 1ST JUNE!!\*\***

Not to be missed - this immaculate apartment is offered on a furnished basis and will be available to move into from the 1st November. With ample space and storage throughout, this apartment would be ideal for a single occupant or professional couple looking for a stylish apartment to settle down in whilst being conveniently placed for local amenities, shops and the M62 networks to both Leeds and Manchester.

Call us now for further details and to organise your viewing!

#### ENTRANCE HALLWAY

Fitted with engineered oak flooring, doors leading to the shower room and W/C, the lounge and access to storage under the stairs.

#### DOWNSTAIRS SHOWER ROOM

With three piece suite including shower cubicle, wash basin and low level W/C. Partially tiled and vinyl flooring.

#### LOUNGE/DINING ROOM

Stunning open-plan area with space for a sofa, free-standing furniture. Space for a breakfast table with chairs. French doors leading to a balcony and stairs to the mezzanine level.

#### KITCHEN

Fitted kitchen having both matching wall and base units. Granite work surfaces and integrated bosh appliances. Ceramic floor tiles and door leading into the utility room.

#### UTILITY ROOM

Having a sink/drainer, storage cupboards and space available with plumbing for the washing machine.

#### LANDING

Having doors into both bedrooms on the first floor.

#### BEDROOM ONE

Double bedroom having a fitted bed, wardrobe and en-suite bathroom with three-piece suite.

#### EN-SUITE

Comprising of a bath, hand-wash basin and low-level W/C. Partially tiled with vinyl flooring.

#### BEDROOM TWO

Double bedroom with fitted wardrobes.

#### EXTERNAL DETAILS

The apartment has a private balcony with stunning views over the valley. One allocated parking bay within the gated complex.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	