



310 VALLEY MILL ELLAND

A superb 2 bedroomed apartment within a highly desirable mill conversion, featuring lovely views across the open countryside from a location providing excellent motorway access for the regional commuter. This delightful apartment, with lift access, forms part of an exclusive development of high-quality apartments within a landmark former textile mill, provides stylish open plan living accommodation with contemporary fixtures and fittings. The apartment features floor to ceiling windows providing open views towards Exley. Valley mill is situated within easy reach of junction 24 of the M62 motorway thus combined delightful views with good commuter links to the region's major business centres. There are 2 secure parking spaces, as well as a concierge service and an onsite gym. The accommodation briefly comprises a reception hallway with study/office. Spacious open plan living room with dining area, balcony with delightful rural views, a utility room. Modern fitted kitchen with appliances, a master bedroom with en-suite shower room and dressing area with built in wardrobes, further double bedroom with dressing area with built in wardrobes. The apartment provides spacious and attractive unfurnished accommodation and an early internal inspection is strongly recommended.

Price Guide: Offers in Excess of £199,995

Front entrance door opens into

ENTRANCE HALL

With video telephone intercom system, fitted carpet, electric storage heater. Door to excellent store area with power and light.

From the Entrance Hall a door opens to

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer shower tap. The bathroom is fully tiled including the floor and has one radiator and one shaver point.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE 9.39m x 4.38m max



With double glazed French doors opening onto a balcony enjoying superb panoramic views of the surrounding countryside, two uPVC double glazed windows to the rear elevation provide this room with its light and spacious aspect. An attractive feature of this room is the exposed original brick work. There is a pebble effect living flame fire to the wall, three storage heaters, inset spotlight fittings to the ceiling and a fitted carpet.



From the Lounge a door opens to

OFFICE 1.89m x 2.51m



Being fitted with office furniture including desk and computer table, fitted drawers, cupboards and storage. Inset spotlight settings to the ceiling, two windows looking onto the lounge and a fitted carpet.

From the Lounge a door opens into the

UTILITY ROOM 1.91m x 2.28m max

With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap and plumbing for an automatic washing machine. Tiled floor.

From the Lounge a door opens into the

KITCHEN 2.47m x 2.59m



Being fitted with a range of modern wall and base units incorporating granite work surfaces with a single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above and stainless-steel electric oven and grill beneath, integrated dishwasher, integrated fridge and freezer and integrated microwave. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, double-glazed windows to the side elevations, and inset spotlight fittings to the ceiling.

From the Lounge stairs with fitted carpet lead to a

SMALL LANDING

With door to

DOUBLE BEDROOM TWO 2.72m x 3.55m



With an arched ceiling, electric storage heater and fitted carpet. Two steps lead to a

DRESSING AREA 2.49m x 3.60m

With double doors opening to excellent wardrobe facilities, double glazed window to the rear elevation and a fitted carpet.

From the Landing a door opens into

DOUBLE BEDROOM ONE 3.73m x 3.38m



With vaulted ceiling, electric storage heater, and TV point. Three steps lead to a

DRESSING AREA 3.74m x 3.58m

With a vaulted ceiling, exposed brick work to one wall, double glazed window enjoying attractive rural views, double doors to fitted wardrobe providing excellent storage facilities. From the Bedroom a door opens to

EN SUITE SHOWERROOM

With modern white three-piece suite incorporating pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. The en suite is fully tiled including the floor and has one radiator and a shaver point.



GENERAL



The property has the benefit of mains water and electric with the added benefit of electric storage heating. There is a concierge service and a gym.

EXTERNAL



The property has the benefit of 2 parking spaces in the covered secure parking area.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

