



331 Valley Mill Park Road, Elland, HX5 9GZ

£130,000

bramleys

**\*NO CHAIN\*** This third floor apartment located within the annex to the main building in this popular mill conversion. Offering immaculate 2 bedrooomed accommodation, which has been fitted throughout with new carpets and updated from its original high specification. The contemporary fitted kitchen area enjoys integrated appliances and is open plan to the living area which enjoys open views down the valley. The 2 bedrooms are both of double proportions and each benefit from built-in wardrobes and the master having a newly fitted en suite shower room . Valley Mill is increasingly sought after with an on-site concierge, gym facilities. Being positioned on the edge of Elland town centre, the apartment is also within close proximity to Brighouse and Halifax town centres and the M62 motorway network.

Energy Rating: C



### THIRD FLOOR:

Enter the property via an external door into:-

#### Entrance Hall

With ceiling spotlights, electric wall mounted heater and telephone entry system.

#### Lounge

13'11" x 13'1" (4.24m x 3.99m)

With 2 double glazed windows, inset ceiling spotlights, electric wall mounted heater and being open plan to the kitchen area.

#### Kitchen Area

9'9" x 7'0" (2.97m x 2.13m)

The kitchen is fitted with a range of matching wall and base units, working surfaces and a 1.5 bowl stainless steel sink, side drainer and mixer tap. There are tiled splashbacks, built-in 4 ring electric hob, electric oven beneath, fitted extractor canopy, built-in microwave, integrated dishwasher, integrated fridge freezer, under unit lighting, tiling to the floor, inset ceiling spotlights and a further wall mounted electric heater.



#### Master Bedroom

9'0" x 11'0" / 16'9" max plus entrance (2.74m x 3.35m / 5.11m max plus entrance)

A double bedroom, with built-in wardrobes and storage. There are inset ceiling spotlights, double glazed window, wall mounted electric heater and a door leads to the adjoining en suite.

#### En suite Shower Room

Furnished with a brand new 3 piece white suite incorporating low flush WC, vanity wash hand basin with cupboard beneath and a shower cubicle with thermostatic mixer shower. There are part tiled walls, a chrome ladder style heated towel rail, inset ceiling spotlights and extractor fan.

#### Bedroom 2

11'0" x 7'11" (3.35m x 2.41m)

With a double glazed window, wall mounted electric heater and built-in wardrobes.



### Utility Room

5'9" x 3'7" (1.75m x 1.09m)

Fitted with a base unit, work surface, tiled splashbacks and space for a washing machine. There is a fully tiled floor, inset ceiling spotlight and extractor.

### Bathroom

Being part tiled to the walls, tiled to the floor and furnished in a 3 piece suite comprising of a low flush WC, feature glass bowl wash basin and a panelled bath with shower attachment. There is also an extractor, inset ceiling spotlights and a ladder style heated towel rail.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave our Elland office via Victoria Road travelling down the hill and onto Southgate and at the roundabout, take the first left onto the Elland Riorges Link. Turn left again at the second roundabout and continue along this road proceeding over Elland Bridge and bear right on the bend onto Park Road. After passing under the viaduct, the mill complex can be found on the left hand side.

### >>>TENURE & SERVICE CHARGE:

Leasehold - 999 years from 29 September 2003 Rent: £50.00

Service Charge: £850.00 per annum (2023/2024)

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

C

### MORTGAGES:

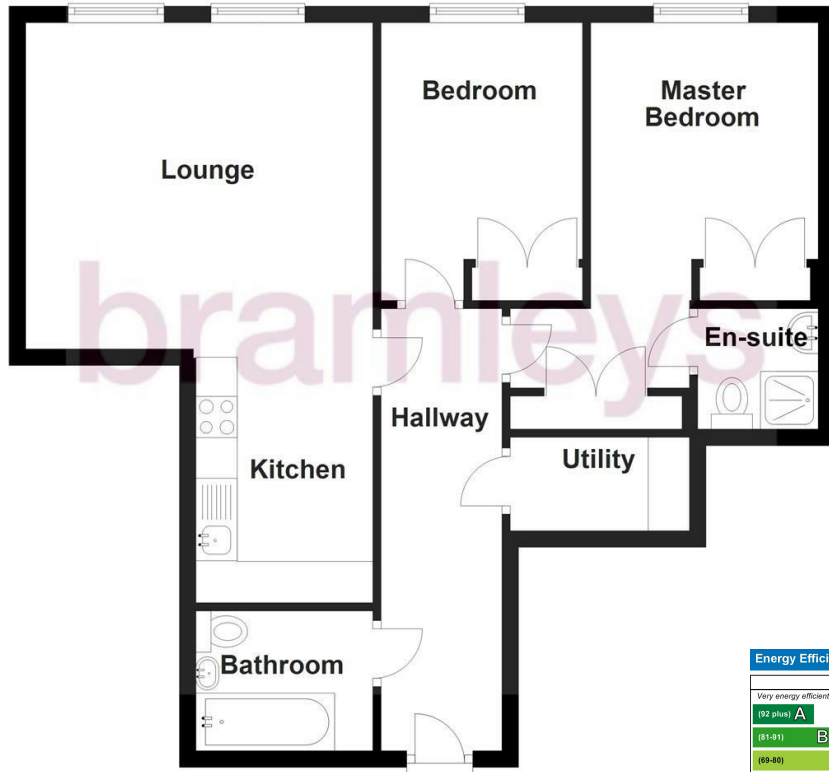
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



**Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY