



Valley Mill Park Road, Elland, HX5 9GY
£170,000

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Enjoying pleasant open views to the side and rear, is this beautifully appointed second floor apartment. With 2 double bedrooms, including en suite to the master. The spacious living area is open plan to a dining kitchen, which has been updated and offers a modern, high gloss kitchen with granite work surfaces and integrated appliances.

There is access to a private balcony from the living area which takes full advantage of the beautifully scenery, plus there is a separate shower room and the apartment also comes with an allocated parking space.

The popular mill development at Valley Mill offers residents underground parking, on site gym and concierge service, as well as lift access.

Ideally placed for access to all the amenities within Elland centre, as well as canal walks, transport links to Halifax and Huddersfield, together with M62 motorway commuter links to West Yorkshire and East Lancashire.

Energy Rating: TBA



GROUND FLOOR:

Enter via an external door into:-

Entrance Hall

With wood effect laminate flooring and electric wall heater. There is also a telephone entry system and inset ceiling spotlights.

Living/ Dining Kitchen

20'4" x 16'1" max (6.20m x 4.90m max)

A most spacious kitchen/dining and living space, which is positioned on the corner of the building. Access can be gained to a private balcony, via two pairs of triple glazed, French doors which enjoys views across surrounding countryside. There is wood effect laminate flooring throughout, along with 2 electric wall heaters, exposed stone walls and a wall mounted electric fire.

Kitchen Area

The kitchen has been upgraded and offers a modern range of matching wall and base units, complementary granite work surfaces, 1.5 bowl sink with side drainer and mixer tap, 4 ring induction hob with fitted extractor canopy, built-in Bosch oven and microwave, plus an integrated fridge freezer, dishwasher and washing machine. The kitchen also incorporates a breakfast bar with seating area and has ample space for a dining table, further triple glazed window to the side elevation and having inset ceiling spotlights.

Master Bedroom

12'3" max x 11'5" plus entrance (3.73m max x 3.48m plus entrance)

A good sized double bedroom, having a wall mounted electric heater, built-in dressing table and drawers, 2 further built-in storage areas which provide ample storage and hanging space, double glazed window with pleasant open views, inset ceiling spotlights and a door leading into the en suite.

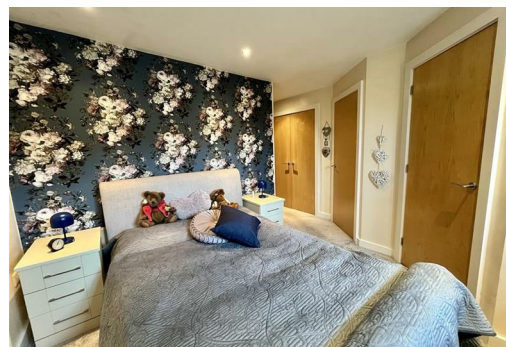
En suite Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower attachment. There are part tiled walls, a fully tiled floor, chrome ladder style heated towel rail, extractor, inset ceiling spotlights and a double glazed window.

Bedroom 2

12'6" max x 11'0" max plus entrance (3.81m max x 3.35m max plus entrance)

Currently presented as a sitting room and office space, but would make an ideal second double bedroom. With wood effect laminate flooring, a double glazed window, inset ceiling spotlights, electric wall mounted heater and built-in storage cupboards. There is also a range of built-in office furniture, including 2 desk areas, overhead cupboards and shelving.



Shower Room

Being tiled to the walls and furnished with a 3 piece white suite incorporating low flush WC, vanity wash hand basin and corner shower cubicle with thermostatic mixer shower. There are inset ceiling spotlights, extractor and a ladder style heated towel rail.

OUTSIDE:

The apartment comes with 1 allocated parking space.

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 Elland via Southgate and proceed to the roundabout, taking the first turning into the Elland Riorges link. At the next roundabout bear left and continue along Huddersfield Road, passing over Elland bridge and bear right into Park Road, where Valley Mill can be found on the left hand side, after passing under the bridge.

>>> TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 29/09/2003

Ground Rent: £50

Service Charge: £911.16 per annum

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:

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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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus)	A		84
(81-111)	B		
(69-80)	C	72	
(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	

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