



234 Valley Mill, Park Road, Elland, HX5 9GY

Offers Over £100,000

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This second-floor apartment, located within the annex of this popular mill conversion, is offered for sale with vacant possession.

The property provides spacious two-bedroom accommodation finished to a high specification, featuring an attractive balcony seating area. The contemporary fitted kitchen includes integrated appliances, a centre island with breakfast bar, and granite work surfaces. Both bedrooms are generously sized doubles with built-in wardrobes.

Valley Mill is a highly sought-after development with on-site concierge and gym facilities, conveniently located on the edge of Elland town centre with easy access to Brighouse, Halifax, and the M62 motorway network.



Entrance Hallway

Entrance door, built-in storage cupboard housing the fuse box, electric panel heater, and intercom entry system.

Living Kitchen

13'9" max x 24'5" max (4.19m max x 7.44m max)

A bright and spacious open-plan lounge and kitchen area. The kitchen is fitted with a stylish range of wall and base units, complemented by granite worktops and splashbacks. Features include a stainless steel sink and drainer, integrated microwave, electric oven, and four-ring electric hob with granite splashback and stainless steel extractor hood. There is an integrated fridge and freezer, plumbing for a washing machine and dishwasher, tiled flooring, extractor fan, and spotlights. The lounge area benefits from two electric panel heaters and French doors opening onto a private decked balcony.

Master Bedroom

12'9 x 9'3 (3.89m x 2.82m)

Spacious double bedroom with fitted wardrobe, telephone and TV point, exposed brick feature wall, electric panel heater, spotlights, and a double-glazed window.

Bedroom 2

13'4 x 6'11 (4.06m x 2.11m)

Another well-proportioned double bedroom with fitted wardrobe, electric panel heater and double-glazed windows to the front and overlooking the balcony.

Bathroom

Modern three-piece suite comprising a low flush WC, pedestal wash basin, and a panelled bath with mixer shower over. Part tiled walls, electric shaver point, heated towel radiator, extractor fan, and spotlights.

Outside:

Private decked balcony accessed via the lounge/kitchen, perfect for outdoor seating and entertaining.

Communal parking available, with additional on-street parking to the side and rear of the property.



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. At the roundabout take the first left hand turning and proceed down to the next roundabout taking the first left again. Proceed over Elland bridge and bear right on the bend. After passing under the viaduct the mill complex can be found on the left hand side.

TENURE:

Leasehold - Term: 999 years from 29/9/2003
Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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.



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

