



234 Valley Mill Park Road, Elland, HX5 9GY

**Auction Guide £105,000**

**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000\*\*Offered FOR SALE is this TWO bedroom second floor apartment in the prestigious Valley Mill development. Accommodation comprises; Entrance hallway with storage, open plan lounge/kitchen with integrated appliances and french doors leading onto a decked balcony. Two double bedrooms with fitted wardrobes and bathroom. The property benefits from double glazing, electric panel heating and intercom entry system. Close to amenities, transport links and access to the M62 motorway network. The development has communal parking, on site concierge service and gym. For Sale with a tenant in situ. Viewing essential.**

## Second Floor

### Entrance Hallway

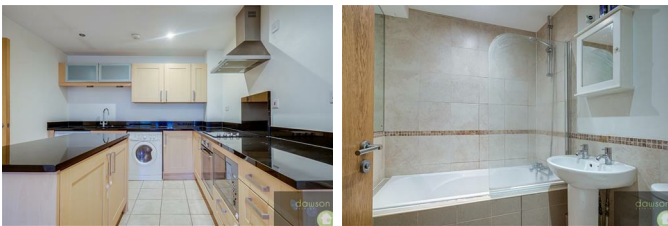
Entrance door, storage cupboard housing the fusebox, electric panel heater and intercom entry system. Doors to bathroom, bedrooms and lounge/kitchen;

### Lounge/Kitchen 13'9" max x 24'5" max (4.2 max x 7.45 max)



Kitchen has a range of wall and base units with granite worktop and splashback. Stainless steel sink and drainer, plumbing for washing machine and dishwasher. Integrated microwave, electric oven and 'Belling' four ring electric hob with granite splashback and stainless steel extractor hood above. Integrated fridge and freezer, extractor fan and tiled floor. Mobile room stat/programmer, telephone points and t.v./satellite points. Spotlights, two electric panel heaters and double glazed windows and french doors to front leading onto the decked balcony.

### Bathroom



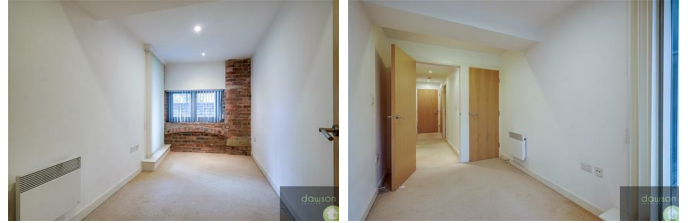
Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower above. Part tiled walls, electric shaver point, spotlights and extractor fan. Heated towel radiator.

### Bedroom One



Double bedroom with fitted wardrobe, telephone point and t.v. point. Exposed brick wall, electric panel heater, spotlights and double glazed window to front.

## Bedroom Two



Double bedroom with fitted wardrobe, electric panel heater and t.v. point. Double glazed window overlooking the balcony and double glazed window to front.

### External



Decked balcony accessed via the lounge/kitchen

### Parking

Communal parking and on street parking to the side and rear.

### Tenure

We have been advised by the vendor that the property is leasehold. Service charge is £207.42 per quarter. Ground rent is £50 per annum.

### Energy Rating

C

### Council Tax Band

C

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### 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.

### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the

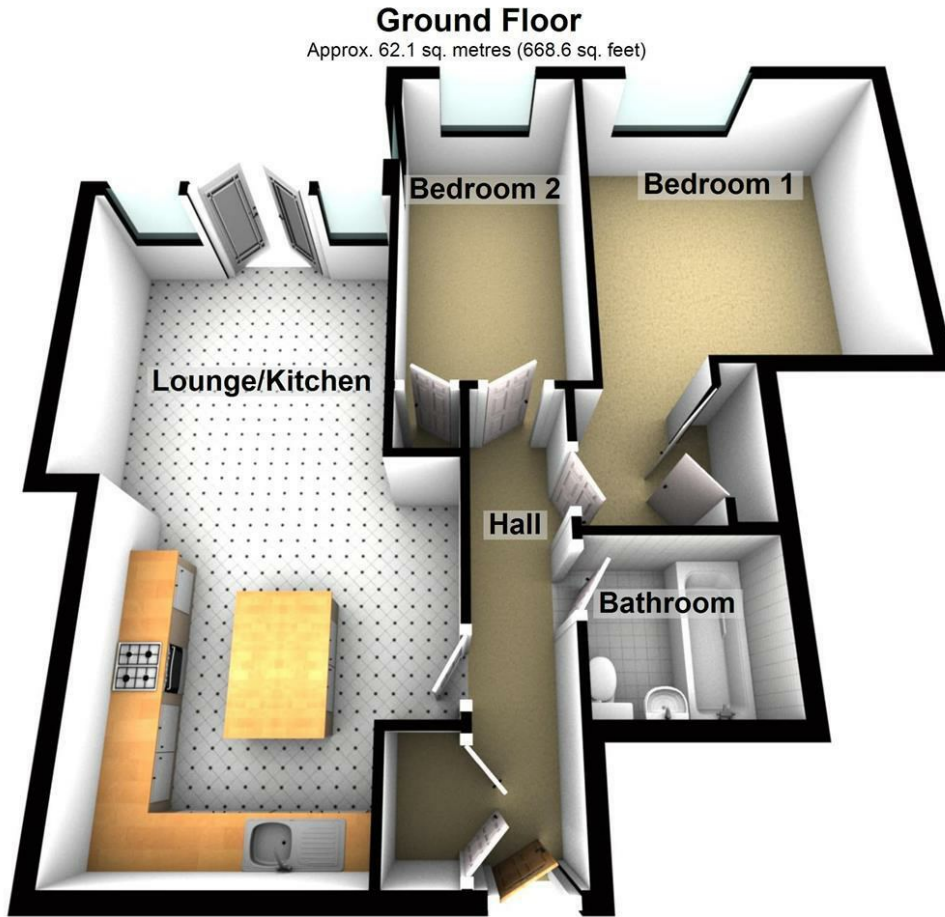
product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **Other Details**

Tenant moved in 20/10/2023 on a six month tenancy paying £600pcm

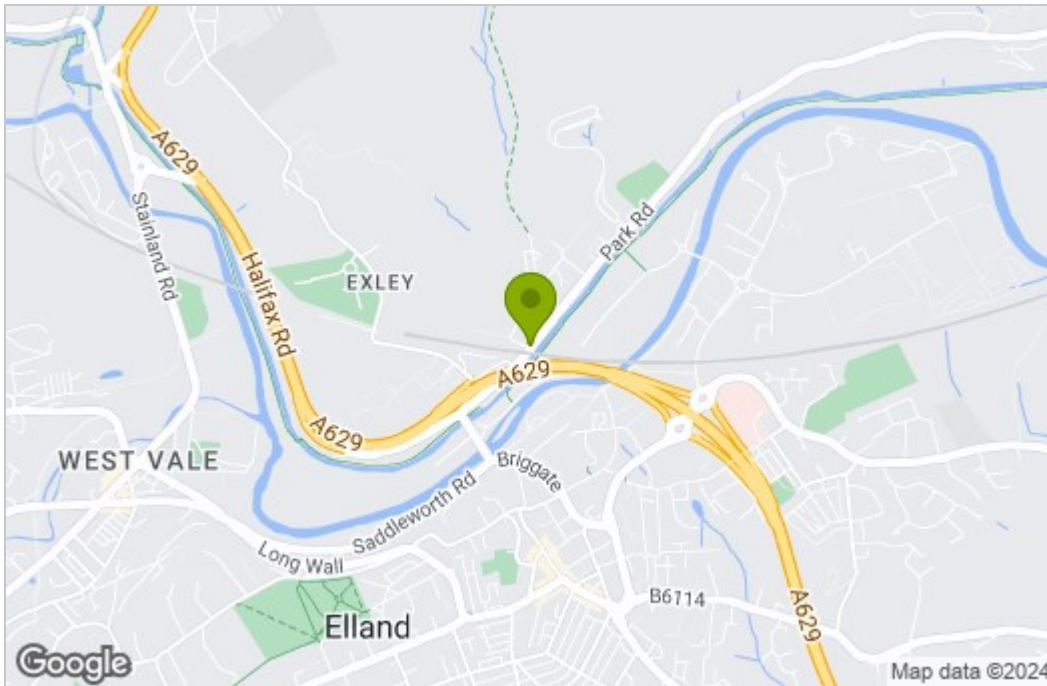
Pets - No dogs or outdoor cats. Other animals may be permitted subject to application.

## Floor Plan

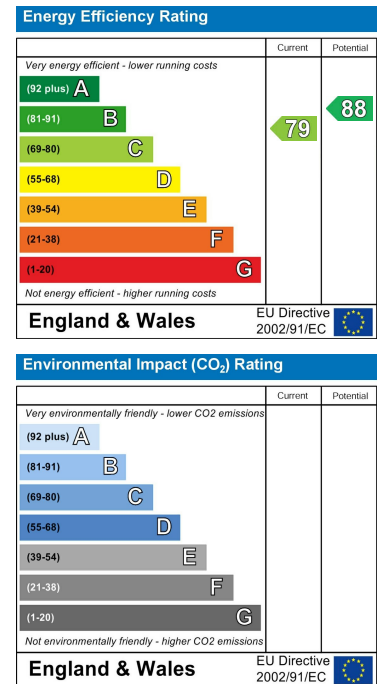


Total area: approx. 62.1 sq. metres (668.6 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.