



Valley Mill, Park Road, Elland, HX5 9GY

- * Modern duplex apartment
- * Open plan living
- * 2 Double bedoroms
- * Balcony and dining room
- * Bathroom plus en-suite
- * Currently let at £700PCM

Offers in Excess of £200,000

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MODERN DUPLEX APARTMENT with 2 double bedrooms and spacious open plan living accommodation. This well laid out apartment really has to be viewed to appreciate the use of space. With intercom system and briefly comprising; Entrance hallway, ground floor bathroom, open plan living room, dining room and kitchen, utility, storage cupboard, 2 double bedrooms, master with en-suite shower room, mezzanine floor and balcony. Electric central heating wall mounted heaters and stylish grey double glazing. Currently tenanted at £700PCM and is available fully furnished subject to acceptable offer.

Entrance Hall

Laminate floor, wall heater, cloaks.

Bathroom

Ground floor bathroom with stylish glass bowl wash basin, low flush WC, bathroom with shower over, heated towel rail, grey tiled floor, mirrored cabinet with sliding door.

Open Plan Living Accommodation 17' 3" x 17' 7" (5.25m x 5.36m)

L-shaped room measuring 17'7ft from the dining room to living room, laminate flooring, floor to ceiling double glazed patio doors opening out onto the balcony, grey double glazed windows, beautiful exposed stone and a ladder leading up to the mezzanine.

Kitchen 17' 3" x 7' 6" (5.25m x 2.28m)

Measuring 17'3ft from the living room to the kitchen with tiled flooring, modern wall and base units, exposed stone, 2 double glazed windows, breakfast bar, integrated fridge, freezer, microwave, dishwasher, built in hotpoint coffee machine, 2 bowl inset sink, electric oven, hob and extractor above, and tiled splash backs.

Utility Room

Off from the kitchen is the useful utility room with plumbing for washing machine, cupboards, sink and extra space for storage.

Storage Cupboard

Ideal for bicycles or further storage housing the boiler.

First Floor

Master Bedroom 16' 8" Max x 10' 0" (5.08m x 3.05m)

Split level bedroom with exposed stone, built in bed, double glazed window, wall lights, steps leading to fitted cupboard / wardrobe.

En-suite

Shower cubicle, tiled floor, glass bowl hand wash basin, mirrored wall mounted cabinet, low flush WC and heated towel rail.

Bedroom 2 15' 11" x 9' 3" (4.85m x 2.82m)

Double bedroom with built in bed, split level with cupboard / wardrobe, double glazed window, wall lights and shutters which open up to show the ground floor and access to the mezzanine.

Mezzanine

With glass panelling and carpet overlooking the ground floor living accommodation.

Extra Information

The apartment is currently let at £700 per calendar month, ideal for a buy to let investment.

Additional Information

Viewings

To make an appointment to view, please contact 01422 891111
or email ami@baxterestateagents.co.uk

Solicitors

Baxter Estate Agents work closely with local firms of Solicitors and have built up an excellent working relationship over the years which ensures the sale to go through quickly and smoothly. Please ask a member of staff for further information.

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.

Floor Plans

Sketch Plan for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

Free Valuations

If you are thinking of a move then take advantage of our FREE valuation service, telephone our office for a prompt and efficient service.

Important Notes

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind.

Mailing List

Keep up to date with all our new properties, let us know your price range, the area and type of home you require by registering on our mailing list.

Measurements

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

Mortgage Advice

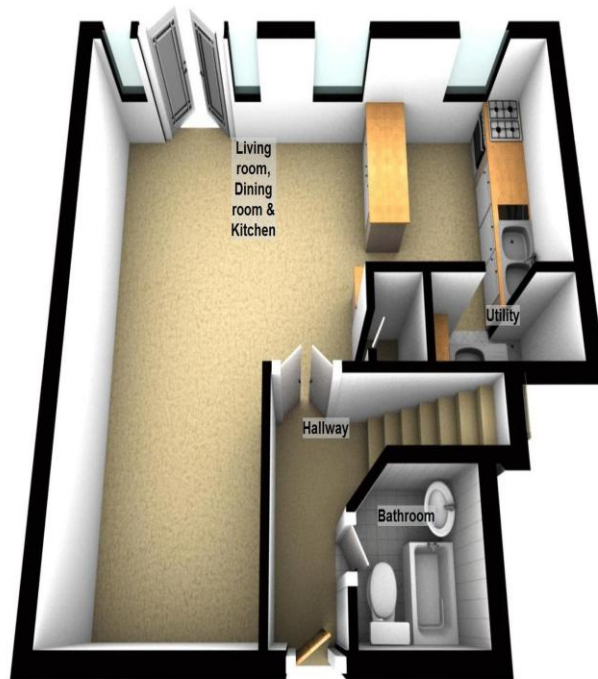
Here at Baxter Estate Agents we understand that getting appropriate mortgage advice is a crucial part of the home buying process. Our recommended Independent Mortgage Advisor can provide a tailored mortgage for you and has access to the full unrestricted range of products available. Your home may be repossessed if you do not keep up repayments on your mortgage. You can make an appointment in our office or even in the comfort of your own home. Please ask a member of staff for further details.

Office Opening Times

Monday to Friday 9am to 5:30pm
Saturday 9am - 4pm
Sunday 11am – 2pm
Bank Holidays 11am – 2pm

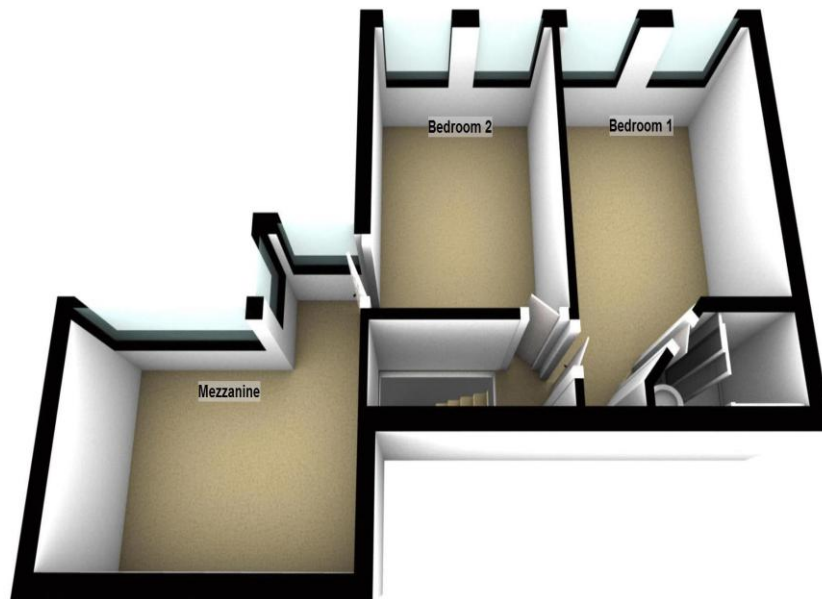
Ground Floor

Approx. 275.1 sq. feet



First Floor

Approx. 271.8 sq. feet



Total area: approx. 546.9 sq. feet

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