



232 Valley Mill - 061730 Park Road, Elland, West Yorkshire, HX5 9GY
£115,000

SW
RESIDENTIAL

THE PROPERTY

Nestled in the charming Valley Mill on Park Road, Elland, this delightful apartment offers a unique living experience. Set in a historic mill conversion on the edge of the picturesque Calder Valley.

Boasting two cosy bedrooms complete with built-in wardrobes, this apartment is perfect for those seeking a comfortable and inviting living space. The separate kitchen and living room provide a versatile layout, ideal for both relaxing evenings and entertaining guests. Step out onto the balcony and enjoy the fresh air or maybe even a glass of fizz after a hard day's work.

Conveniently located within easy reach of Brighouse, Halifax, and Leeds, this property offers the perfect balance of tranquillity and accessibility to urban amenities. Additionally, residents can take advantage of the onsite gym, making it easy to stay active without leaving the comfort of home.

This property would make an excellent investment with current gross rental yield of 7%

Location - With no onward chain this property is situated in the converted former woollen mill on Park Road at Elland. Within easy reach of local transport links and the national motorway networks. With on site gym for the use of the residents

Entrance Hall
with storage cupboard housing hot water cylinder.

Living Room
good size living room with double patio doors leading onto balcony. Wall mounted slimline electric heaters, inset spotlights to ceiling

Kitchen
with range of base and wall units with worktops over. Integrated stainless steel oven, inset glass top hob with stainless steel extractor unit over. Integrated fridge/freezer, full size dishwasher, microwave and freestanding washer dryer. Inset one and half bowl sink unit with mixer tap over. ceramic tiled splashback and ceramic tiled floor. Inset spotlights to ceiling

Bedroom One
double bedroom with large built in wardrobe

Bedroom Two
double bedroom with large built in wardrobe

Bathroom
with three piece suite comprising panelled bath with hand shower over, pedestal wash hand basin and low suite WC. Part tiled walls, ceramic tiled flooring. Inset spotlights to ceiling.

Outside
car parking is available on site, however it should be noted that this property does not have the benefit of an allocated space

