Peter David Properties Ltd

Residential Sales and Lettings



501 Valley Mill

Elland, HX5 9GZ

O.I.R.O £280,000

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Park Road, Elland, HX5 9GZ

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A rare opportunity to purchase what has to be the most exclusive penthouse apartment within this development - THE SKY LOUNGE.

*** Accommodation over Three Floors ***
*** Three / Four Bedrooms ***
*** Incredible Roof Top Sunlounge Cinema Room ***
*** Balcony ***
*** Two Allocated Parking Spaces ***
*** Gym Facilities ***
*** Mezzanine Office ***

This breath taking property offers contemporary and versatile accommodation arranged over three floors. Positioned to the corner of this prestigious mill development, it enjoys superb views to three sides and provides LED lighting throughout, a unique top floor sun lounge with large windows which provide far reaching views over the fields to the rear. The living space is extremely spacious with a pleasant balcony and is open plan to a high quality modern fitted kitchen with separate utility room. To the ground floor there is a master bedroom with En-Suite and to the first floor there are two further bedrooms with built-in wardrobes, useful mezzanine study room and shower room.

Valley Mill itself has an on-site concierge, gym facilities and the apartment is sold with 2 secure allocated parking spaces. It is extremely well situated for access to Elland, Halifax and Brighouse town centres, the M62 motorway and rail links.

Please note the Management Company have advised their policy on pets is that they will only accept cats or Guide Dogs only.

Entrance Hall
The property is entered via a secure intercom protected door with stairs and lift access to the fifth floor accommodation.

Living Space
This superb reception area is of particularly generous proportions and enjoys such features as original exposed brock work and far reaching views to 2 sides. There are double glazed French doors which access a delightful balcony area which takes full advantage of the views and there are double glazed windows to the front and side elevations. There is wood effect laminate flooring, 2 wall mounted electric heaters, inset ceiling spotlights, a Velux window and a door accessing the utility room. The living space is open plan to the kitchen.

Kitchen
Fitted with a range of contemporary matching wall and base units with granite working surfaces over inset into which is a 1½ bowl stainless steel sink unit with side drainer and mixer tap. There are built in appliances to include an electric oven with 4 ring electric hob and fitted extractor, freezer, fridge, dishwasher and microwave. There are inset ceiling spotlights, a continuation of the laminate flooring and a Velux window.

Utility Room
Having a fitted working surface, wood effect laminate flooring, inset ceiling spotlight and space and plumbing for an automatic washing machine.

Master Bedroom
A well sized master bedroom having 2 double glazed windows to the front elevation, inset ceiling spotlights a double wardrobe and storage and a door accessing the en suite bathroom.

En-Suite
This stylish contemporary shower room has been fitted with a concealed flush wc, wall hung sink with large mirror above, walk-in shower area with rainwater shower head and glass shower screen. The walls and floor are fully tiled and there is a chrome ladder style radiator and inset ceiling spotlights.

Bedroom Two
A second bedroom of double proportions having a Velux window, wall mounted electric heater, a built in double wardrobe and an inset ceiling spotlight.

Study
This useful study room forms a mezzanine level which overlooks the main living space and enjoys the light from 2 large Velux windows. There is a wall light point and a wall mounted electric heater.

Bedroom Three
Another well proportioned bedroom which has a Velux window, inset ceiling spotlights, wall mounted electric heater and a built in double wardrobe.

Shower Room
Furnished with a modern 3 piece suite in white comprising low level wc, pedestal wash hand basin and a raised shower cubicle housing a thermostatic shower. There is complementary tiling to the walls and floor, inset ceiling spotlights and a ladder style heated towel rail.

Sun Lounge / Bedroom Four
A truly unique space which offers fantastic far reaching views from the rear of the building across the adjoining fields and countryside. There are large double glazed windows to 4 sides allowing for plentiful natural light. This room also has the benefit of a ceiling mounted projector and drop down screen for home cinema usage.

Directions
For Satnav please use the postcode HX5 9GZ

Viewings
Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.






Road Map



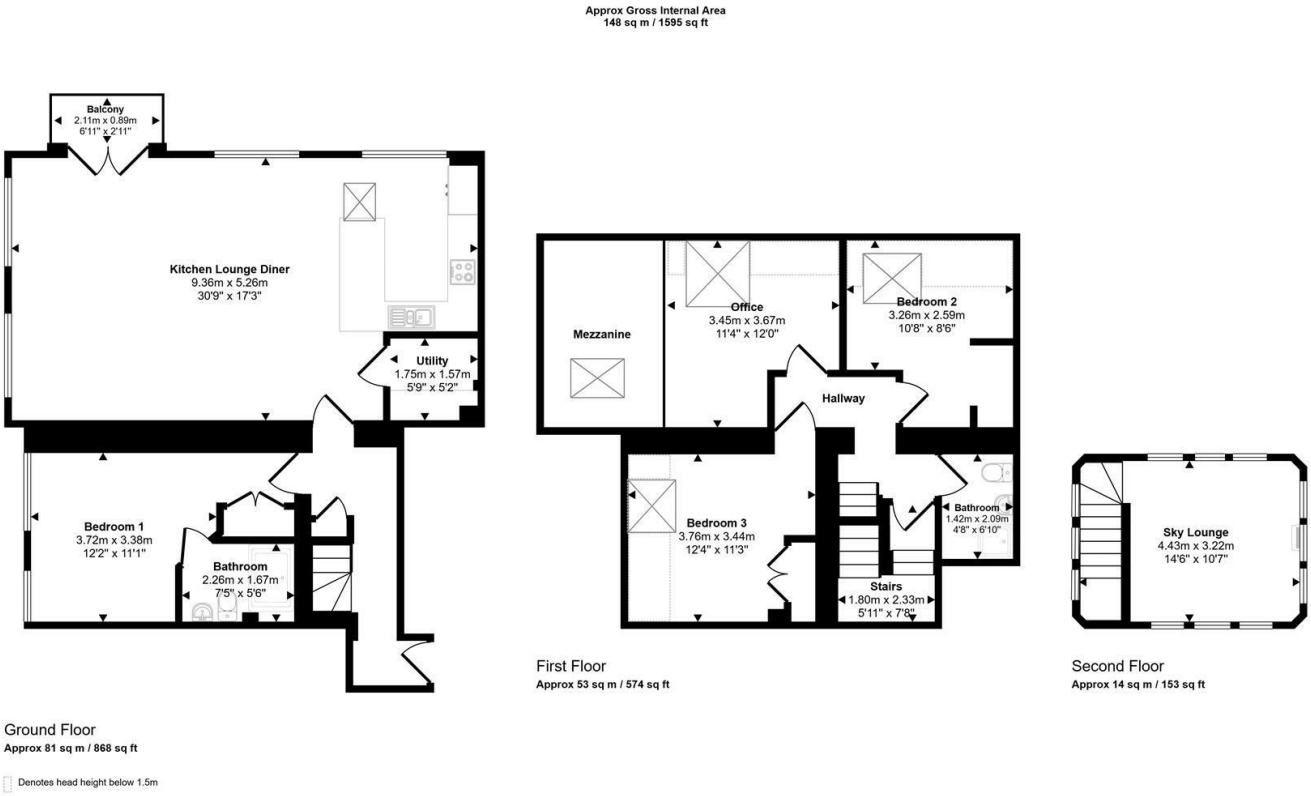
Hybrid Map



Terrain Map



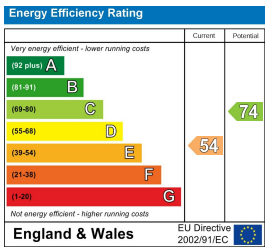
Floor Plan

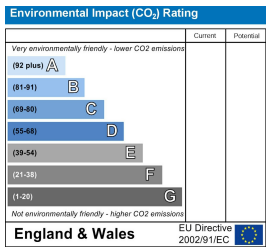


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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