



Valley Mill Park Road, ELLAND HX5 9GY

welcome to

Valley Mill Park Road, ELLAND

Modern & well-presented upper floor two-bedroom apartment situated in the Elland location, Offers Over £180,000 which benefits from a balcony with lovely views and open plan spacious living. With allocated parking and master bedroom with En-suite. Contact us now to view!



Entrance Hall

With exposed stone, ceiling spotlights, electric radiator and carpeted flooring.

Lounge/Kitchen

20' 3" x 16' 4" (6.17m x 4.98m)

Boasting French doors providing access to the balcony, Stone wall with an electric fire, ceiling spotlights and laminate flooring. The lounge provides space for free standing furniture. Modern fitted kitchen with wall & base units with marble worksurfaces over incorporating a sink & drainer with mixer tap. There is a triple glazed window to the rear elevation, integrated appliances which include fridge freezer, dishwasher, washing machine, over and microwave. There is an induction hob with an extractor over, space for dining furniture if desired and the kitchen area itself has laminate flooring.

Bedroom One

11' 5" x 7' 10" (3.48m x 2.39m)

Master bedroom with a triple glazed window to the rear elevation, electric radiator and ceiling spotlights. The bedroom itself has carpeted flooring, storage space and a door which leads to the En-suite.

En-Suite

The En-suite comprises of a white three-piece suite which includes a low level wc, pedestal wash hand basin and a tiled panelled. With ceiling spotlights and an electric radiator.

Bedroom Two

16' 6" x 11' 10" (5.03m x 3.61m)

Bedroom two also a double bedroom with laminate flooring, electric radiator, ceiling spotlights and a triple glazed window to the rear elevation. The bedroom also benefits from storage space.

Shower Room

The shower room comprises of a low level wc, wash hand basin and shower cubicle. With an electric radiator, ceiling light point and the shower room itself has tiled walls & vinyl flooring.



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Valley Mill Park Road, ELLAND

- UPPER FLOOR TWO BEDROOM APARTMENT
- MASTER BEDROOM WITH EN-SUITE
- BALCONY WITH FAR REACHING VIEWS
- ALLOCATED PARKING SPACE
- MODERN & WELL PRESENTED

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 911.13

Ground Rent: 50.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115169 - 0004

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