



Apartment 132 Valley Mill

Park Road, Elland, HX5 9GY

Offers Over £105,000 Leasehold





Situated in the ever popular Valley Mill Apartment complex, Apartment 132 is a first-floor apartment offering two double bedroom accommodation. Conveniently positioned close to local amenities and excellent transport links, the property would suit a buy-to-let investor or professional couple.

Location

Valley Mill is a former converted textile mill and is set back off Park Road in this pleasant residential setting which backs onto open fields. Apartment 132 is in an annex to the main building. Elland town centre, its shops, supermarkets and amenities are within walking distance and this is a highly convenient location for those requiring access to both Brighouse and Halifax. J24 of the M62 is less than 10 minutes' drive away.

Accommodation

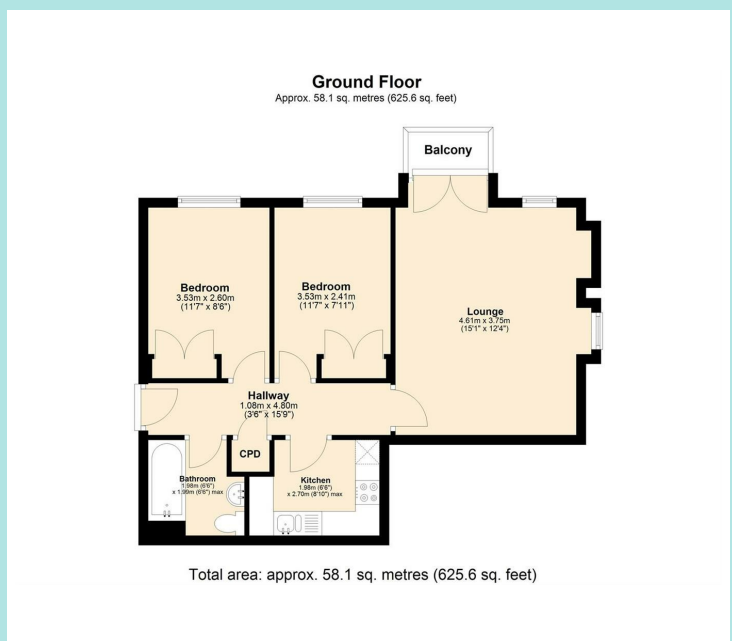
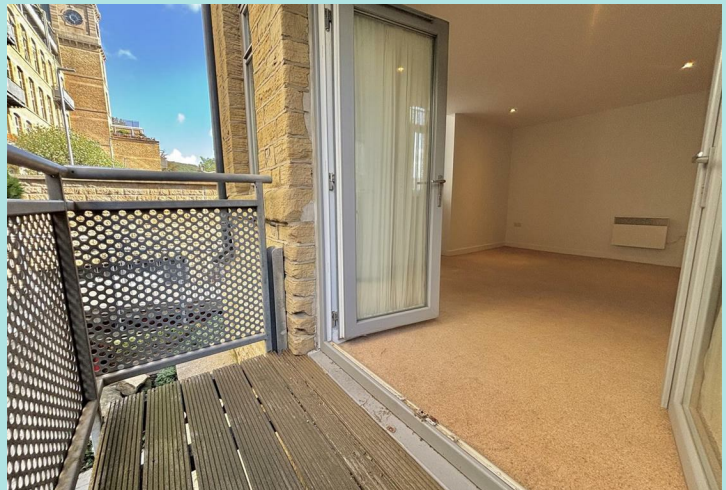
Access is gained into the entrance hallway. Straight ahead is the lounge which benefits from dual-aspect windows allowing for natural light a French doors leading out to a balcony.

Moving back through the hallway is the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include a oven, four-ring hob with extractor above, microwave, dishwasher and fridge freezer. There is also space and plumbing for a washing machine.

Located next to the kitchen is the apartments bathroom which is part-tiled and has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment. Back over the hallway are two double bedrooms which benefit from built-in wardrobes.

Externally, the property comes with allocated parking for one car and a balcony accessed from the French doors of the lounge.

Council tax band: B
EPC rating: C
Ground rent: £50 per annum
Service charge: £71.75 per month



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