



## Perseverance Mills Westbury Street

Elland, HX5 9AG

**£725 PCM**







This two bedroom apartment is located on the ground floor of this mill conversion and offers fixtures and fittings throughout. The property briefly comprises; open plan lounge/kitchen with opening French doors and kitchen suite benefiting from integral electric fan assisted and four plate hob with extractor hood above, full size fridge, full sized freezer, washer/dryer, double master bedroom, double second bedroom, bathroom suite with three piece suite and over bath shower. Externally has secure car parking and telephone intercom entry system. Located close to Elland centre and benefiting from the abundance of local amenities, the property is ideally situated and also has good access to the M62 motorway network.

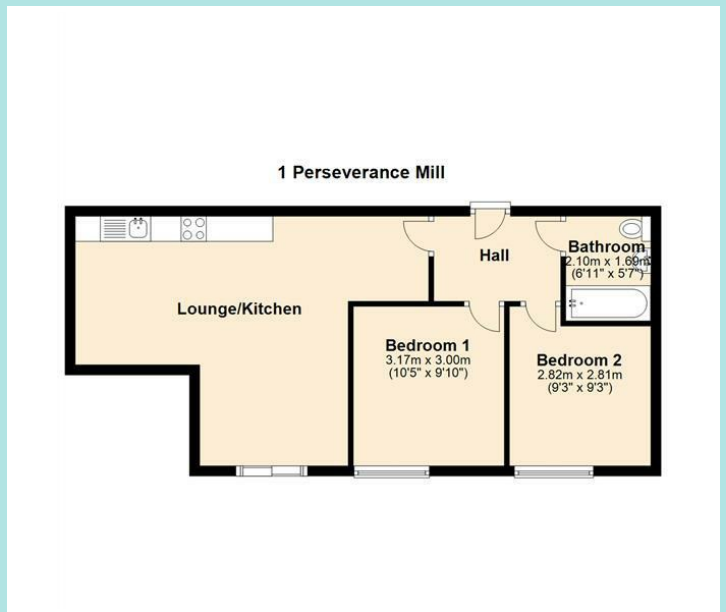
#### Location:

An attractively presented two bedroom third floor apartment located in the centre of Elland. The property is conveniently situated for a wide range of local amenities offered within West Vale and Elland including shops, bars, restaurants, and supermarkets. Being only a short distance from Halifax, Huddersfield, and Brighouse and benefitting from excellent commuter links along access to the M62 motorway network nearby.

#### Accommodation:

The property comprises; open plan lounge/kitchen with opening French doors and laminated flooring, the kitchen suite benefiting from integral electric fan assisted and four plate hob with extractor hood above, full size fridge, full sized freezer, washer/dryer, with ample base, wall and draw space. The apartment also has a double master bedroom, second double bedroom, bathroom suite with three piece suite to include low flush WC, sink pedestal and panelled bath with over bath shower. Externally, the property benefits from a shared car park.

Council tax band: A  
EPC rating: D  
Deposit: £836



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.