

Peter David

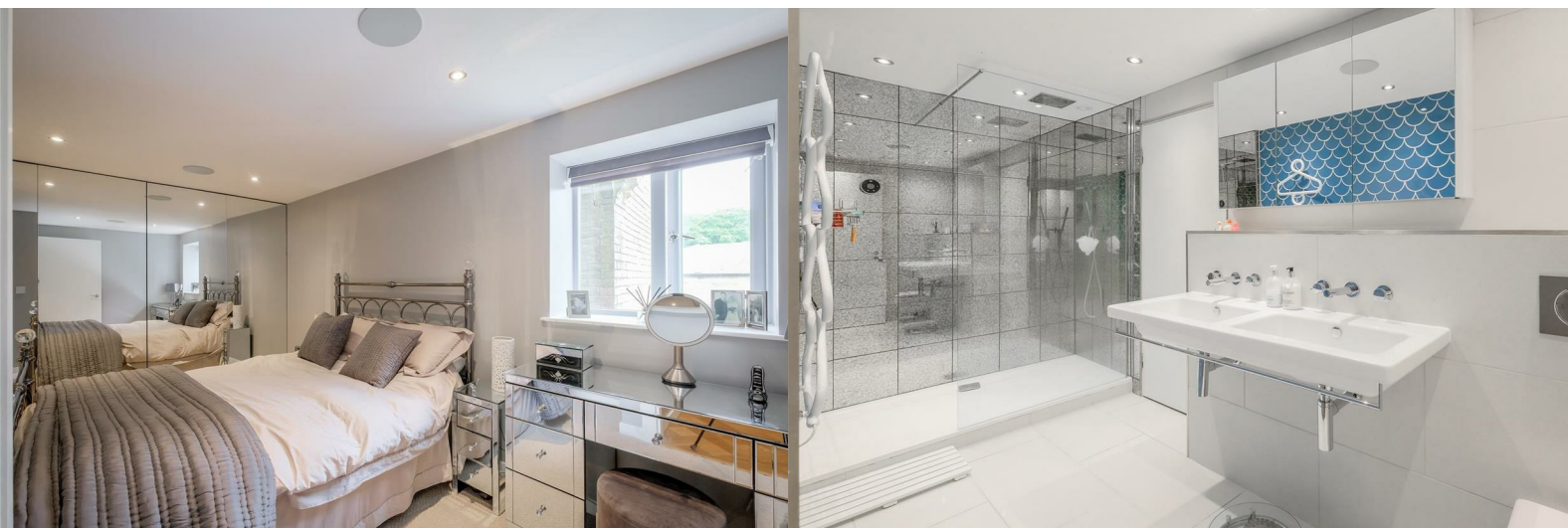
Properties Ltd

Residential Sales and Lettings



Valley Mill Park Road, Elland

£180,000





Peter David Properties are delighted to bring to market this wonderful TWO BEDROOM apartment. Number 116 was completely remodelled four years ago upgrading all of the fixtures and fittings whilst incorporating the latest technology controlling the heating and AV systems from your mobile 'phone and is now unrecognisable from the standard Valley Mill offering.

All of the lighting has been upgraded to the latest cost saving LED fittings controlled by the latest touch glass switching with matching sockets throughout.

All of the Rointe underfloor heating and radiators throughout the apartment can be remotely controlled from your smartphone from anywhere in the world, nice to turn that heating on the day before coming back from a holiday abroad!

Three separate Sonos systems provide music and TV sound anywhere in the apartment from the ceiling mounted speakers and being 3 separate systems you can watch TV in surround sound in the living room, music in the master bedroom and a radio source or TV in the guest bedroom.

As well as the buildings own fire alarm system the apartment has the latest linked Google Nest smoke detectors.

Fully remote controlled electric blinds were fitted recently which incorporate a range of functions to enable you to operate them in different zones and even set them to open and close at pre-set times.

- TWO BEDROOMS
- SECURE PARKING
- CONCIERGE SERVICE
- PRIVATE GYM FOR RESIDENTS
- EXCELLENT COMMUTER LINKS
- LIFT ACCESS
- POPULAR DEVELOPMENT
- EPC RATING - C
- COUNCIL TAX BAND - C

Accommodation

Entrance vestibule

Upon entering the apartment the first thing that strikes you is the oak flooring in the hall which leads through to the lounge, dining and kitchen, complete with underfloor heating.

Lounge/ Dining/ Kitchen

19'2" x 18'5" (5.85 x 5.62)

The lounge has a built in OLED television to the feature wall with Sonos sound bar that when linked to the main system provides a totally immersive surround sound.

The kitchen was refitted with stunning granite tops, the feature island incorporating a new undercounter fridge, separate freezer, Whirlpool induction hob and concealed electric pop-up plug/USB sockets. Over the island is a remote control extractor built in to the ceiling incorporating lighting and external extraction.

All of the cabinet doors have been finished with silver lacquered doors complemented by a full length white opaque splashback with concealed lighting, pop up sockets and new built in Whirlpool iXelium microwave and matching oven.

The kitchen has a large range of wall cabinets, floor cabinets and drawers whilst concealing a recently fitted washing machine, built in dishwasher and a tall cabinet concealing the Rointe electric heater providing hot water for the whole apartment.

Bedroom one

9'2" x 16'2" (2.8 x 4.95)

The main bedroom has a full wall of mirrored wardrobes with soft close doors, at the side of the bed the glass panel sockets incorporate USB facilities and a built in television linked to the Sonos system is in the perfect position for in bed viewing.

Bedroom two

10'6" x 11'11" (3.22 x 3.65)

Similarly the guest bedroom has built in sliding glass fronted wardrobes and the same built in, Sonos connected television.

Bathroom

5'7" x 3'11'8" (1.72 x .95)

The bathroom has been extended and cleverly made into a Jack and Jill providing an ensuite to the master bedroom whilst providing the facilities of the house bathroom. Beautifully finished with floating double sink, wall hung WC, concealed cistern and large shower with glass screen incorporating the latest Mira remote control shower system.

Fully tiled and with underfloor heating the feature wall incorporates a striking Bisque Archibald towel rail opposite a large illuminated cabinet over the double sink unit. The finishing touch is the ceiling mounted speaker providing music whilst you shower

External

The property benefits from a secure car park, there is also an opportunity (under separate negotiation) to purchase two under ground allocated parking spaces.

Directions

Please use post code HX5 9GY for sat nav directions.

Lease details

Service charges £268.90 per quarter

The lease is 999 years from 2003

Ground rent is £50.00 per annum

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
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Road Map



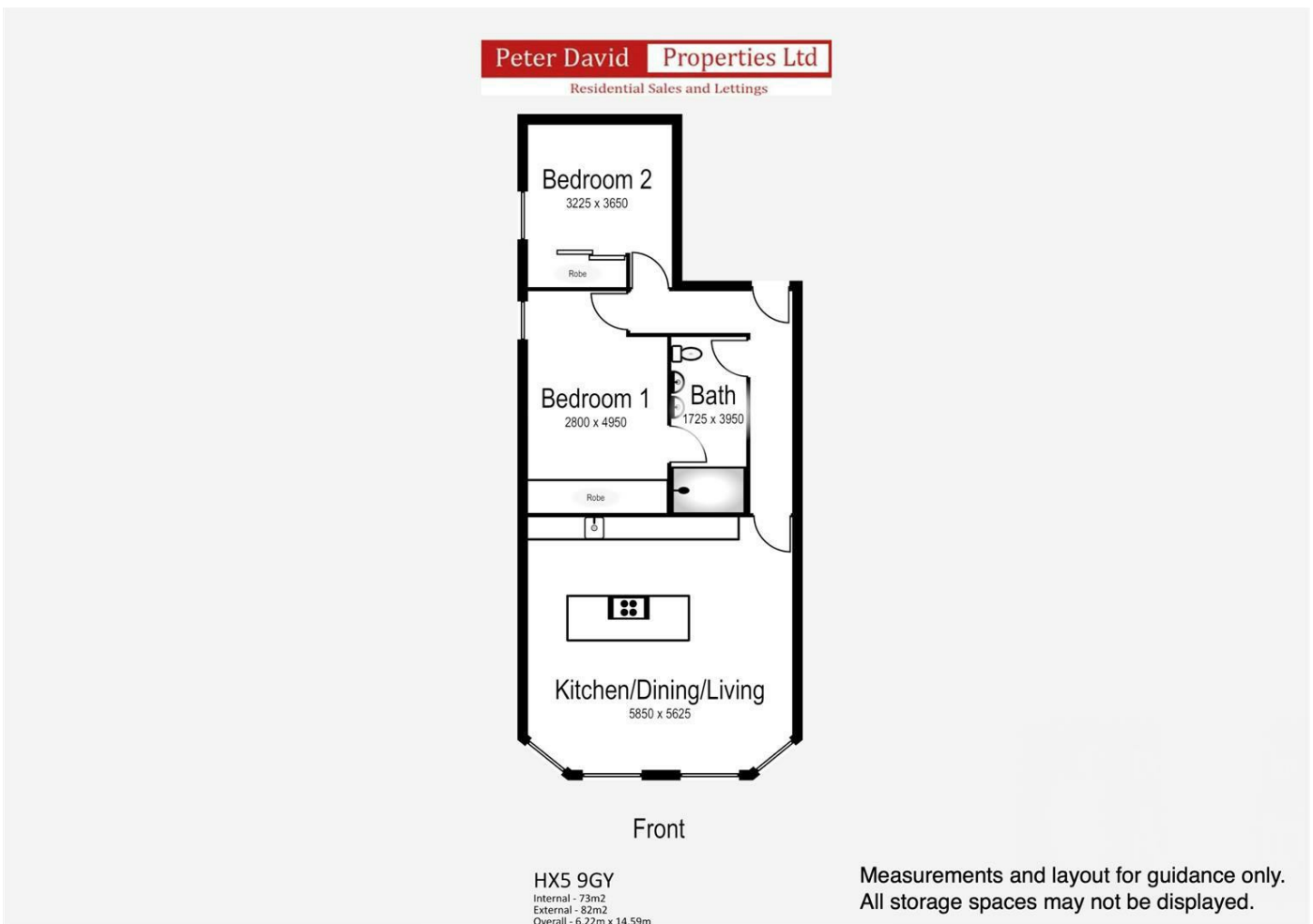
Hybrid Map



Terrain Map



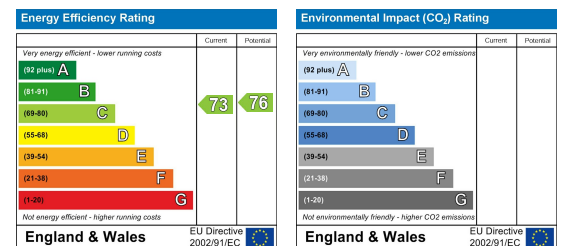
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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