



205 Valley Mill Park Road, Elland, HX5 9GY
Offers Over £175,000

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A truly unique 2 bedroomed duplex apartment offering character, light, and contemporary comfort within one of the area's most desirable mill conversions. Combining striking architectural features with modern conveniences, this home delivers an exceptional living experience enhanced by far reaching views, double-height ceilings, and premium fixtures.

Valley Mill itself is a prestigious and well-maintained development offering residents outstanding on-site amenities, including a concierge service, fully equipped gym, two lifts, and secure resident parking. Perfectly positioned for easy access to Elland and Halifax town centres as well as the M62 motorway, this location provides convenient links to Leeds, Manchester, and surrounding areas.

This unique apartment must be viewed to fully appreciate the size, quality, and exceptional position within this renowned mill complex.



Entrance Hallway

Welcoming entrance hallway with a door leading to a useful under-stairs storage area and access to the bathroom. Stairs rise to the first-floor accommodation.

Bathroom

Fully tiled to walls and flooring, featuring a three-piece white suite comprising low-flush WC, pedestal wash hand basin, and panelled bath with shower attachment over.

Includes a ladder-style heated towel rail, extractor fan, and inset ceiling spotlights.

Living / Dining Area

19'3 x 20'5 max (5.87m x 6.22m max)

A stunning light and spacious L-shaped living and dining area with double ceiling height and double-glazed patio doors leading to a balcony with far-reaching front views.

Features a coal-effect electric fire set into a tiled fireplace with timber surround. Ladder steps ascend to a mezzanine level offering additional versatility and style.

Mezzanine / Study

7'6 x 9'6 (2.29m x 2.90m)

Currently used as a study area, ideal for remote working or as a quiet reading space overlooking the lounge. With restricted head height.

Kitchen

12'9 x 7'11 (3.89m x 2.41m)

A separate, well-appointed kitchen finished with tiled flooring and matching wall and base units topped with granite work surfaces.

Includes an inset stainless steel sink with mixer tap, Bosch four-ring electric hob, Bosch oven, fitted Bosch extractor canopy, built-in microwave, and integrated dishwasher.

Additional features include under-cupboard lighting, inset ceiling spotlights, wall-mounted electric heater, double-glazed window, and integrated under-counter fridge and freezer.

Utility Room

5'7 x 4'11 (1.70m x 1.50m)

Practical and well equipped with wall and base units, working surface, and stainless steel sink with side drainer and mixer tap.

Provides space and plumbing for an automatic washing machine and tumble dryer, with inset ceiling spotlights for a clean, functional workspace.

FIRST FLOOR:

Landing

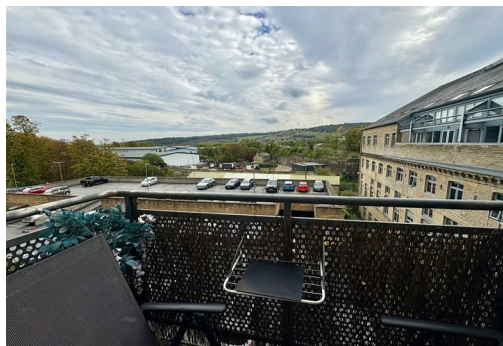
Accessed via staircase from the hallway with wall light point, leading to both bedrooms.

Master Bedroom

26'6 x 7'11 max (8.08m x 2.41m max)

A spacious double bedroom with double-glazed window offering far-reaching views.

Features a range of fitted wardrobes and cupboards, raised dressing area with four wall light points, and two wall-mounted electric heaters.



En Suite Shower Room

Stylish three-piece white suite including low-flush WC, wash hand basin set to vanity storage, and corner shower unit with thermostatic shower.

Part-tiled walls, chrome ladder-style heated towel rail, wall light point, and extractor fan.

Bedroom 2

23'2 x 7'5 max (7.06m x 2.26m max)

Another double bedroom featuring a raised dressing area with built-in cupboards, double-glazed window with views, four wall light points, two wall-mounted electric heaters, and ample space for a double bed.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave our Elland office via Southgate and proceed to the roundabout taking the first left hand turn onto the Elland Ridges Link. At the next roundabout, turn left onto Huddersfield Road following the road around and cross over the Elland bridge and once over the bridge, bear right onto Park Road. Valley Mill can be located on the left hand side immediately after passing under the viaduct.

TENURE:

Leasehold - Term: 999 years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

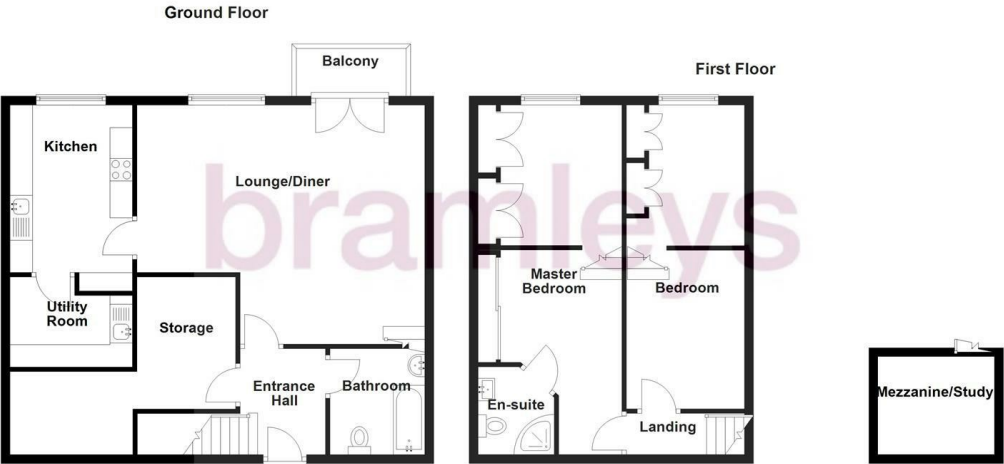
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

