



203 Valley Mill, Park Road, Elland, HX5 9GY  
£174,995

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This superb duplex apartment is situated on the second floor of this popular mill conversion. Enjoying far reaching views via the balcony area off the lounge, this apartment also features 2 double bedrooms with the master bedroom benefitting from an ensuite shower room in addition to a dressing area and a spacious mezzanine area providing additional floor space at first floor level. The ground floor comprises a spacious open plan lounge dining kitchen with separate utility room, a 3 piece suite bathroom, study and useful store room. The popular Valley Mill is conveniently situated for access to the M62 motorway network as well as all the amenities within Elland centre with transport links to both Huddersfield and Halifax. The mill itself offers convenience such as a daily concierge, lift and gym.

Energy Rating: C



## GROUND FLOOR:

Enter the property into:-

### Entrance Hallway

Where there are inset ceiling spotlights, engineered wood flooring, telephone entry system and a staircase rising to the first floor.

### Study

10'2" x 7'0" (3.10m x 2.13m)

Fitted with engineered wood flooring, inset ceiling spotlights and a wall mounted electric heater with window looking onto the lounge area.

### Bathroom

Part tiling to the walls and furnished with a 3 piece white suite comprising low flush WC, contemporary glass wash hand basin with mixer tap and panelled bath. There is also an extractor, heated towel rail, shaver point, inset ceiling spotlights and tiled flooring.

### Lounge

15'2" x 14'3" max (4.62m x 4.34m max)

Having large double glazed windows with French doors opening onto the balcony area, television point, wall mounted electric heater, engineered wood flooring and a door leading to a useful store.

### Dining Kitchen

19'9" x 7'10" max (6.02m x 2.39m max)

Having space for a dining table and fitted with 2 double glazed windows and wall mounted electric heater, modern tiled flooring and being fitted with a range of wall and base units with granite working surfaces, corner stainless steel double sink unit with side drainer and mixer tap together with a full range of integrated appliances including a 4 ring electric hob, electric oven beneath with extractor canopy in addition to an integrated dishwasher, fridge, freezer and under counter microwave. There are also inset ceiling spotlights, under cupboard lighting and a door accessing the utility room.

### Utility

Fitted with tiled flooring, base unit, inset stainless steel sink with side drainer and mixer tap, plumbing for a washing machine, granite working surfaces and inset ceiling spotlights.

## FIRST FLOOR:

### Landing

### Master Bedroom

20'9" max x 10'2" max (6.32m max x 3.10m max)

The master bedroom has a built-in bed base, 2 wall mounted electric heaters, double glazed window, 4 wall light points and built-in storage cupboard to the dressing area.

### Ensuite Shower Room

Being part tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, shower cubicle with thermostatic shower and a contemporary glass wash hand basin with mixer tap. There is also an electric towel radiator and tiling to the floor with extractor fan.



Bedroom 2

15'3" x 9'3" max (4.65m x 2.82m max)

Another good sized bedroom incorporating a raised dressing area with built-in storage cupboard. There are also 2 wall mounted electric heaters, 4 wall light points, double glazed window and steps leading to an adjoining mezzanine area.

Mezzanine

14'4" max x 13'9" max (4.37m max x 4.19m max)

Providing useful additional floor space with restricted head height.

OUTSIDE:

There is communal parking available on the top floor of the multi-storey car park.

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 Riorges 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 29/09/2003 / Rent: £50 PA / Service Charge £393 per quarter

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:

Band C

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.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811



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

