



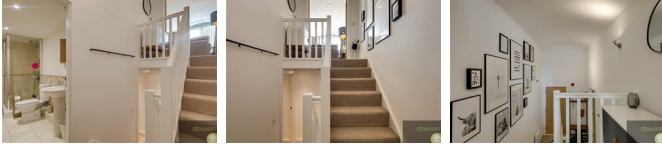
11 Valley Mill Park Road, Elland, HX5 9GY

**Offers Over £130,000**

Offered FOR SALE is this TWO bedroom split level ground floor apartment in the prestigious Valley Mill development. Accommodation comprises; Hallway, open plan lounge/kitchen with built in appliances, utility room with useful storage, two bedrooms (master with en-suite) and shower room. The development has been superbly done with exposed brickwork and modern kitchen/bathrooms with quality appliances. The property benefits from electric heating, mains wired smoke alarms and Upvc double glazing. Unallocated parking in the secure car park. Small gym and concierge service. Viewing essential.

## Ground Floor

### Entrance Hallway



Entrance door, intercom video entry system, electric panel heater and wall lights. Door to shower room. Staircase access to landing with doors to both bedrooms. Staircase access to landing with double doors to lounge/kitchen;

### Lounge/Kitchen 16'1" x 20'4" ( max x max) (4.90 x 6.20 ( max x max))



Two electric panel heaters, two telephone points, t.v./sat/fam/dab point. Two Upvc double glazed windows to front with exposed brickwork. Modern kitchen with wall and base units with granite worktop and granite and tiled splashbacks with integrated 'Bosch' microwave, electric 'Bosch' oven and four ring 'Bosch' electric hob with extractor hood above. Integrated fridge/freezer, dishwasher and stainless steel sink and drainer. Tiled floor, extractor fan, programmer, wall lights and door to utility room;

### Utility Room 3'11" x 4'11" (1.19 x 1.50)



Base units with laminate worktop and stainless steel sink and drainer, plumbing for washing machine. Extractor fan, tiled floor and door to useful storage cupboard housing the hot water cylinder.

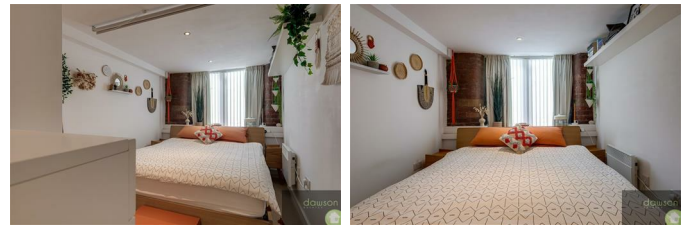
### Shower Room 5'3" x 9'6" (1.60 x 2.90)



Three piece white suite comprising; low flush w.c. pedestal wash basin and shower cubicle with electric shower. Tiled floor and part tiled walls. Inset ceiling spotlights, extractor fan, electric towel radiator and electric shaver point.

## Lower Ground Floor

### Bedroom One 8'6" x 16'5" (2.59 x 5.00)



Double bedroom with built in wardrobe, electric panel heater, telephone point, two t.v. points and inset ceiling spotlights. Upvc double glazed window to front and exposed brickwork to wall. Door to en-suite bathroom;

### En-suite Bathroom 6'11" x 9'2" ( max x max) (2.11 x 2.79 ( max x 2.8 max))



Three piece white suite comprising low flush w.c. pedestal wash basin and bath with mixer shower over. Tiled floor, part tiled walls, extractor fan and inset ceiling spotlights. Electric towel radiator and electric shaver point.

### Bedroom Two 7'3" x 13'1" (2.21 x 3.99)



Double bedroom with built in wardrobe, electric panel heater, t.v. point and inset ceiling spotlights. Upvc double glazed window to front and exposed brickwork.

### External



### Parking

Unallocated parking in the car park.

### Tenure

We have been advised by the vendor that the property is leasehold. There is a ground rent is £50.00 per annum and an annual service charge of £924.20, payable quarterly at £231.05 per quarter.

### Energy Rating

C

### Council Tax Band

C

### Water

Water Meter

### Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

### Property to Sell?

Call 01422 370320 for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

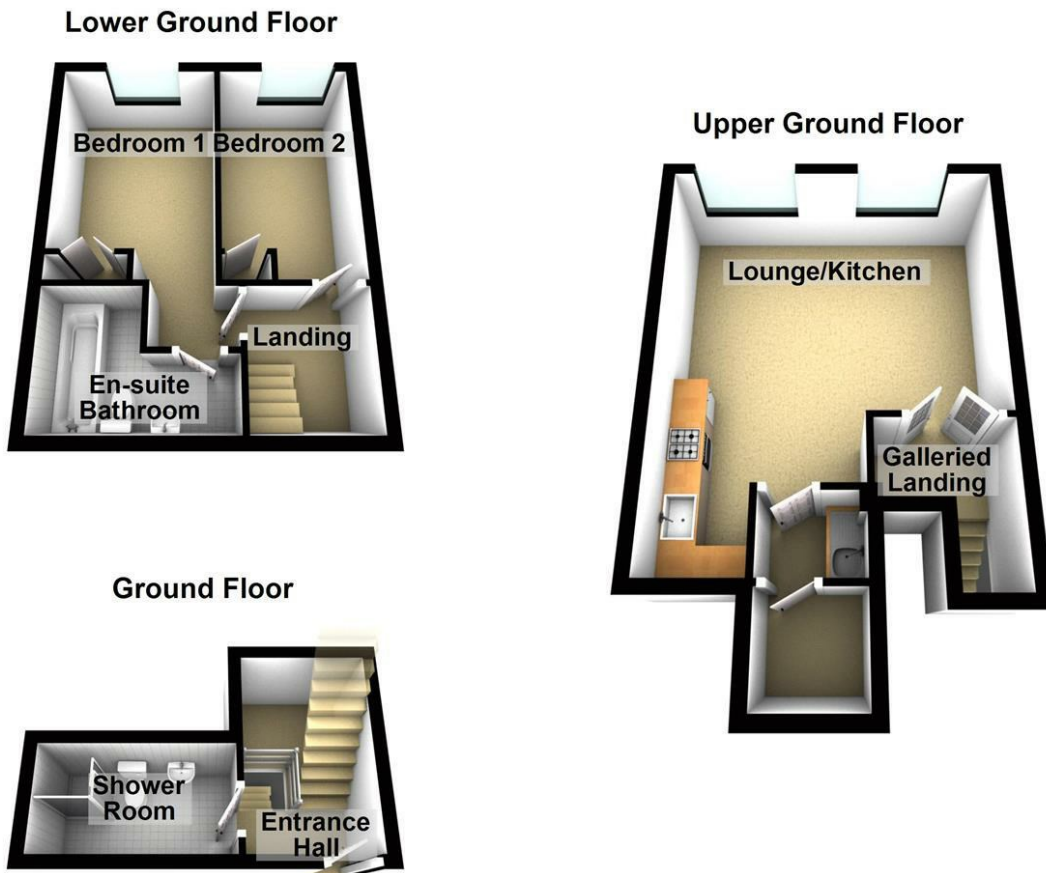
### Boundaries & Ownerships

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.

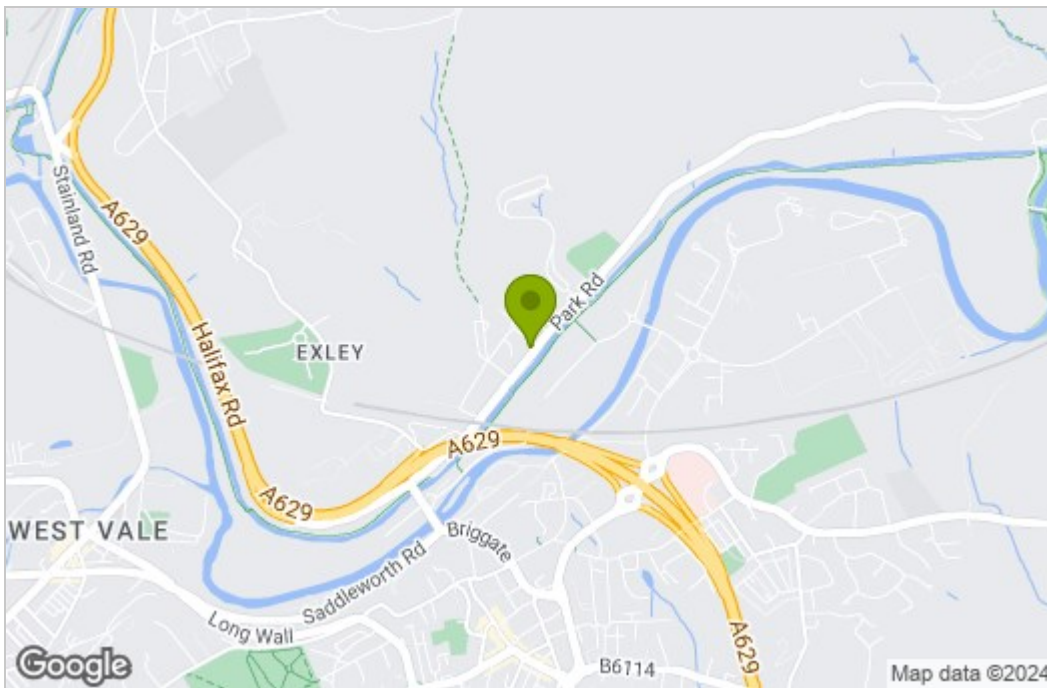
### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

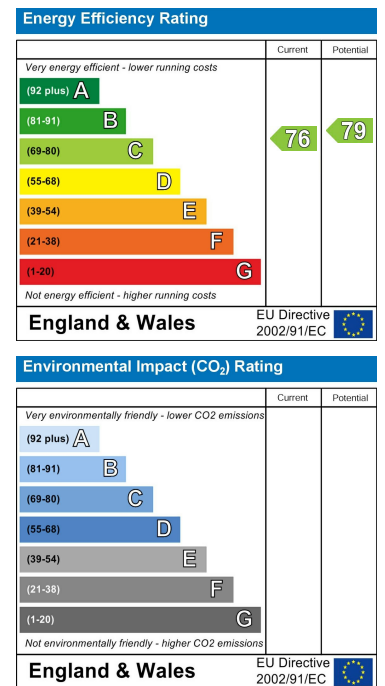
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.