



201 Valley Mill, Park Road, Elland, HX5 9GY

**£240,000**

Offered FOR SALE with NO CHAIN is this THREE bedroom apartment in the popular Valley Mills development in Elland. A rare opportunity to buy a three bedroom, three bathroom apartment the accommodation comprises; Entrance hallway, shower room, double bedroom and open plan lounge/kitchen with french doors leading onto the balcony. To the lower ground floor; landing, double bedroom with en-suite bathroom and to the first floor; landing, double bedroom with en-suite shower room and mezzanine (reduced head height). The property benefits from electric heating and double glazing. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Second Floor

### Entrance Hallway



Electric panel heater, spotlights and intercom entry system. Storage cupboard housing the fusebox, staircase access to lower ground floor and first floor and entrance door. Doors to bathroom, bedroom and lounge/kitchen;

### Lounge/Kitchen



Exposed brick walls, Upvc double glazed windows to side and Upvc double glazed window and Upvc double glazed french doors with window above to front leading onto the balcony. Two telephone points, t.v./satellite/radio point and two electric panel heaters. The kitchen has a range of wall and base units with laminate worktop and splashback. Electric oven, electric 'Indesit' hob with stainless steel extractor hood above. Spotlights, extractor fan, stainless steel one and a half sink and drainer. 'Beko' dishwasher, plumbing for washing machine and integrated 'Hotpoint' microwave. Integrated fridge and freezer. Wooden floor.

### Bedroom Three



Double bedroom with exposed brick wall, spotlights and Upvc double glazed window to front. Electric panel heater and built in wardrobe with hanging space and shelving.

## Shower Room



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Tiled floor, part tiled walls, spotlights and electric shaver point. Extractor fan and heated towel radiator.

## Lower Ground Floor

### Landing

Storage cupboard housing the hot water tank and door to bedroom two;

### Bedroom Two



Double bedroom with spotlights, two t.v. points and electric panel heater. Upvc double glazed windows to side. Double wardrobe with hanging space and door to en-suite bathroom;

### En-suite Bathroom



Three piece suite comprising low flush w.c. pedestal wash basin and bath with folding glass shower screen and mixer shower. Tiled floor, part

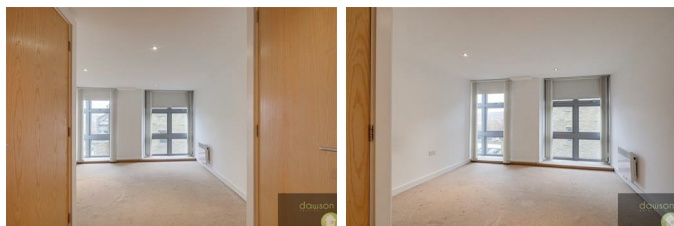
tiled walls and heated towel radiator. Electric shaver point, extractor fan and spotlights.

### First Floor

#### Landing

Doors to mezzanine and bedroom one;

#### Bedroom One



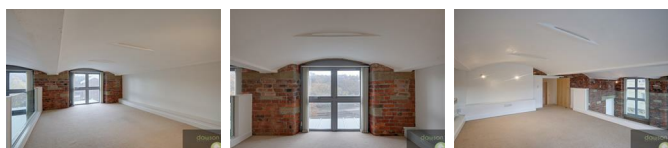
Double bedroom with double wardrobe having hanging space and shelving. Electric panel heater, spotlights and two t.v. points. Upvc double glazed windows to side and door to en-suite shower room;

#### En-suite Shower Room



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Part tiled walls, tiled floor, heated towel radiator. Spotlights, extractor fan and electric shaver point.

### Mezzanine



Reduced head height. Quirky room with vaulted ceiling. Electric panel heater, telephone point and wall lights. Exposed brick wall and Upvc double glazed window to front.

#### External

Balcony accessed from the lounge/kitchen

#### Parking

Communal car park. No allocated parking.

### Tenure

We have been advised by the vendor that the property is leasehold. Ground rent is £50 per annum and service charge is £409.13 per quarter.

### Energy Rating

D

### Council Tax Band

D

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

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

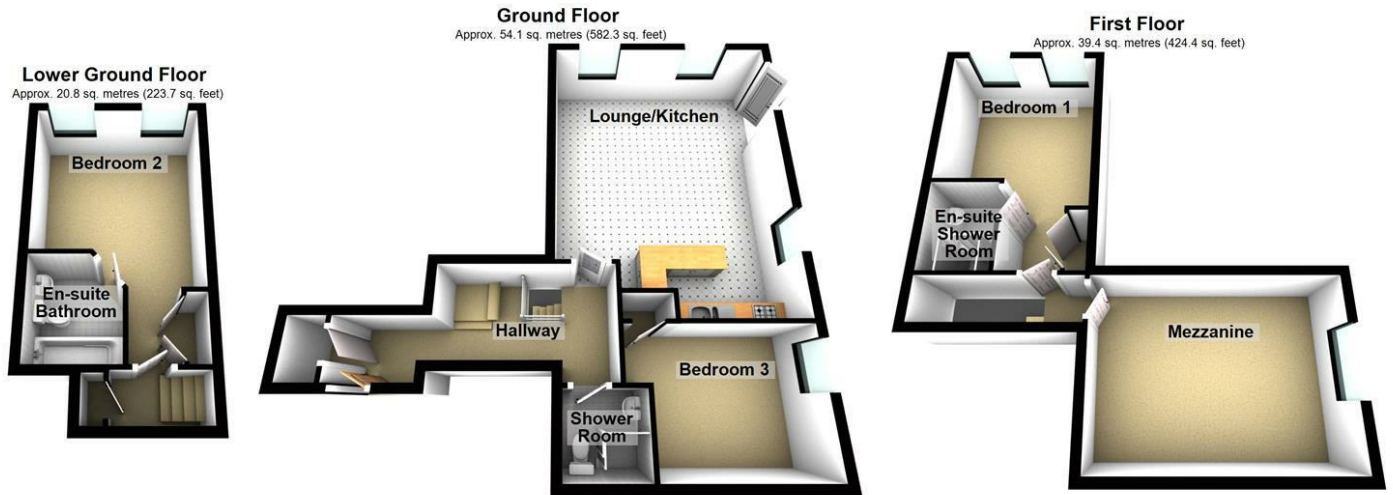
### Boundaries & Ownerships

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

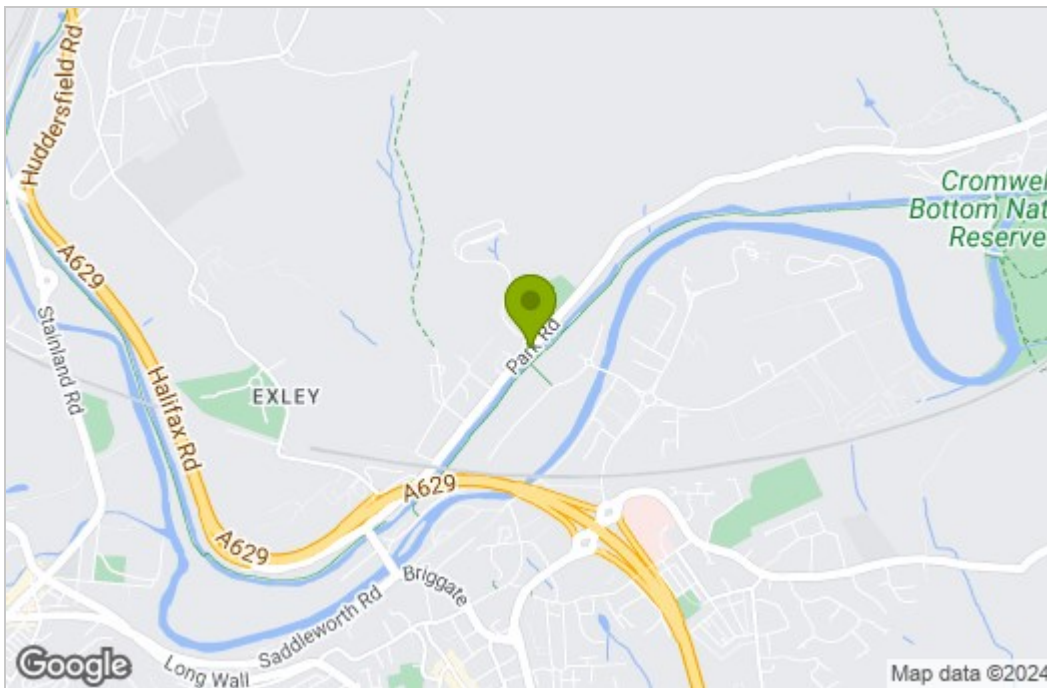
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

## Floor Plan

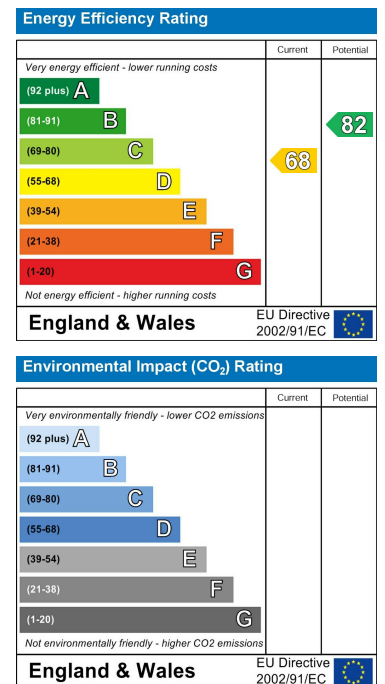


Total area: approx. 114.3 sq. metres (1230.4 sq. feet)

## 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.