

MARSH & MARSH PROPERTIES

235 Valley Mill Apartments, Elland, HX5 9GY

£125,000



A fantastic apartment for any first time buyer, professional person or property investing landlord looking for the perfect rental property. Situated in the south wing of the highly sought after and well regarded Valley Mill Apartments on the outskirts of Elland, just a "stone's throw" from Halifax town centre. This property has plenty to offer including a "concierge" service and private parking with gated access to the main building. This apartment is offered with NO CHAIN and is also offered with a realistic maintenance fee of just £55.00 pcm. A historical building that will definitely impress on arrival and certainly requires an appointment to view.

Internally the property is offered with a modern décor and design throughout, with a unique layout creating a charming and inviting living space. The property also features a balcony to the rear of the wing offering the ideal place to sit out and relax. With an open plan living room/kitchen area, two double bedrooms (both with fitted cupboards), hallway utility closet and a house bathroom.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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Elland is just a quick 5 minute drive, providing access to its plentiful shops and services and the M62 motorway (junction 24) only a 5 minute drive; providing quick access to the major cities of Leeds, Bradford and Manchester. The property is within the catchment area of outstanding primary and good secondary schools.

Owing to the fantastic features this property has to offer an appointment to view is essential.

A key fob access door opens into a smart and bright communal hallway with lift access. On the second floor a solid wooden door opens into the

HALLWAY

A light and bright hallway that offers a fantastic first impression upon stepping inside the property. The hallway features two fitted cupboards: one to house the water heater and the other that is utilised as a utility closet for the washing machine and condensing dryer. With carpeted floor, ceiling inset spotlights, intercom panel and electric radiator.

From the hallway wooden doors open into the

LIVING ROOM



A spacious and open plan living room and kitchen area. The living room offers access to the balcony to the rear of the building that also provides ample natural light into the room with the wall length double glazed windows and doors. With a carpeted floor, ceiling inset spotlights, electric radiator and television access point.



To the rear of the living room is the

KITCHEN AREA



A very well laid out kitchen area that makes excellent use of the space on offer to create a highly functional room. Granite work surfaces to two sides, with a central island, offers a fantastic amount of storage space, with the central island creating a breakfast bar. With an integrated hob, stainless steel extractor fan, integrated oven, splashback tiling, tiled floors, integrated dishwasher, ceiling inset spotlights, stainless steel sink, stainless steel mixer taps, integrated dishwasher, fitted fridge and fitted freezer.

From the hallway wooden doors open into

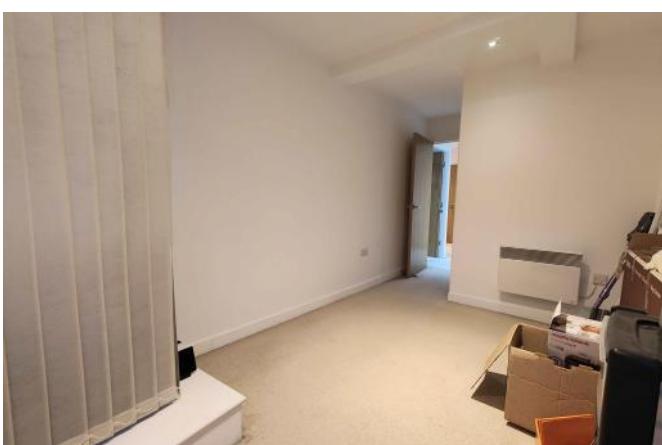
BEDROOM 1

A double bedroom that benefits from a fitted cupboard to one side of the room. With a

carpeted floor, ceiling inset spotlights, double glazed window and electric radiator.



BEDROOM 2



Another double bedroom that is perfect for a guest room, child's bedroom or work from home office, also featuring a fitted cupboard. The room receives plenty of natural light owing to part of the balcony window extending into the room. With a carpeted floor, ceiling inset spotlights and electric radiator.

BATHROOM



A well-presented house bathroom with a panel bath, over bath shower, pedestal washbasin, close coupled toilet, tiled walls, tiled floor, central light fitting and stainless steel towel radiator.

BALCONY

An excellent addition to the property, accessed via the living room, the balcony creates the ideal place for you to sit out and relax in a private location. The balcony is railed to all sides and features a wall light.

GROUNDS & FACILITIES



The grounds to the apartment complex is security locked with fob or code access. The car park is also gated and offers private multi-story parking for the whole facility. To the ground floor is a concierge/building maintenance service to the front desk.



GENERAL

The property has the benefit of all mains services, gas, electric and water.

This property is LEASEHOLD

900+ Years remaining

£55.00 PCM Maintenance fees

£50.00 PA Ground Rent

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Brighouse head towards Elland and Halifax on Elland Road (A6025) for 2.1 miles. The complex will be located on your right hand side.

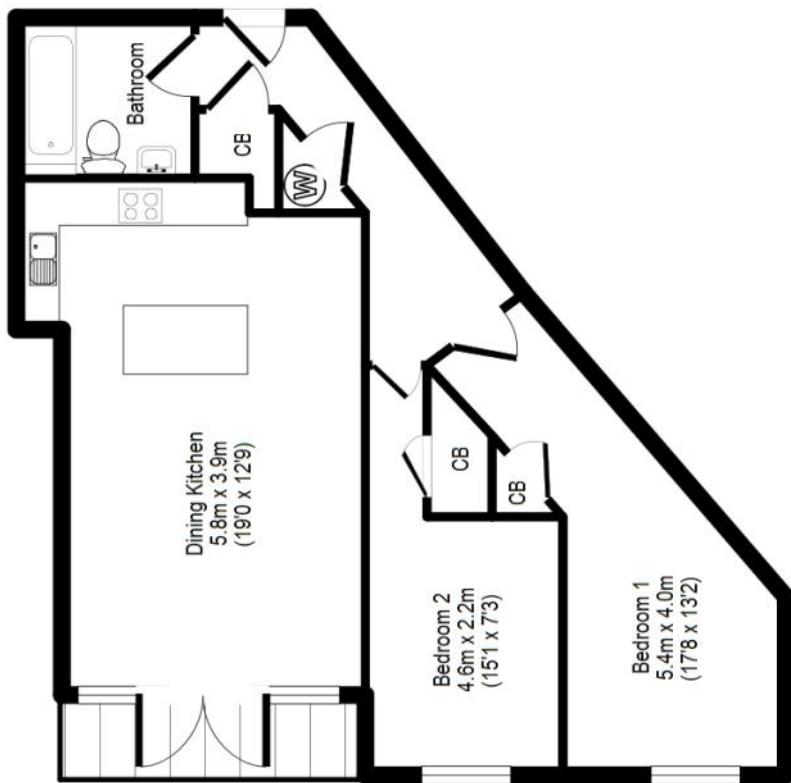
For sat nav users the postcode is: HX5 9GY

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 50 sq. m / 537 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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