

# MARSH & MARSH PROPERTIES

Flat 1, Vale Mill, West Vale, Greetland, HX4 8EJ

£160,000



\*\*ATTENTION ALL YOUNG FAMILIES, PROFESSIONAL COUPLES, FIRST TIME BUYERS AND RETIREES\*\* A beautifully presented TWO DOUBLE BEDROOM ground floor apartment situated in the convenient and ever popular area of West Vale, which is one of six apartments in this excellent mill conversion and boasts an abundance of charm and character. Ideally positioned within walking distance of local amenities and highly regarded schools, while also benefiting from quick and easy access to the M62 motorway. In brief, the accommodation comprises an inner hall, an impressive open-plan lounge and kitchen full of character, two double bedrooms, a house bathroom and a private balcony. An internal inspection is strongly advised to fully appreciate the quality and charm this property has to offer.

Service charge £130 pcm. Ground rent £0. There are six apartments within the building, each owning a share of the freehold.

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

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## INNER HALL

An inner hall with high ceilings and exposed wooden beams, featuring an intercom system, a useful storage cupboard with plumbing for a washing machine and a radiator.

## LIVING ROOM 7.0 x 6.0m



A spacious open-plan lounge and kitchen area filled with character, featuring exposed stone walls, exposed ceiling beams and original steel structures. Finished with wood effect flooring, radiators, UPVC windows and patio doors providing access to the balcony.



## KITCHEN 3.4 x 2.1m



A fitted kitchen including a sink with chrome mixer tap and tiled splashbacks. Integrated appliances include a fridge and freezer, along with a built-in oven, hob and extractor fan. Wood effect laminate flooring continues seamlessly from the lounge area.

## MEZZANINE OFFICE 1.9 x 1.45m



A useful mezzanine office space with a fitted desk, overlooking the living area below.



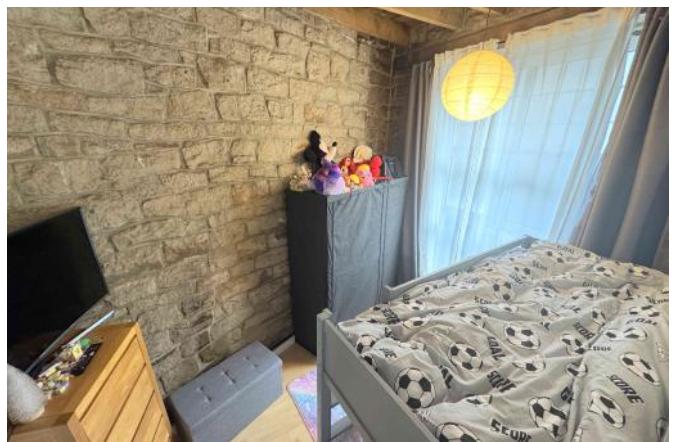
#### **BEDROOM ONE 4.9 x 4.0m**



A large double bedroom with an exposed stone feature wall and exposed wooden ceiling beams, including a fitted wardrobe, radiator and UPVC window.



#### **BEDROOM TWO 3.8 x 3.0m**



A further double bedroom with exposed stone walls and exposed ceiling beams, finished with wood effect laminate flooring, a radiator and UPVC window.

#### **BATHROOM 1.9 x 1.9m**

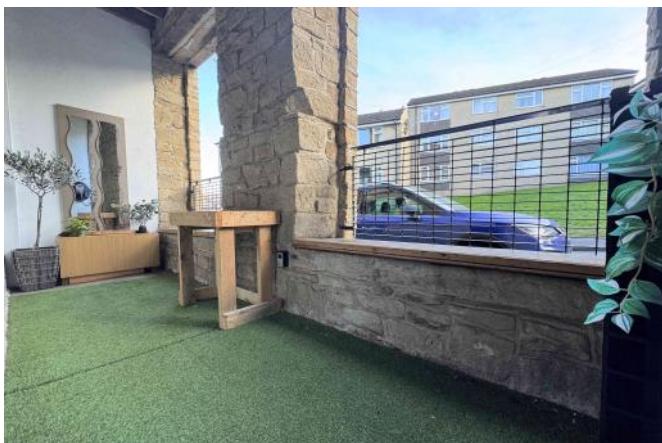
A modern three-piece bathroom suite comprising a bathtub with rainfall and handheld shower and glass shower screen, vanity sink unit and low-flush toilet. Finished with partially tiled walls, wood

effect laminate flooring, towel radiator, extractor fan and sliding door.



to satisfy themselves by inspection of the property to ascertain their accuracy.

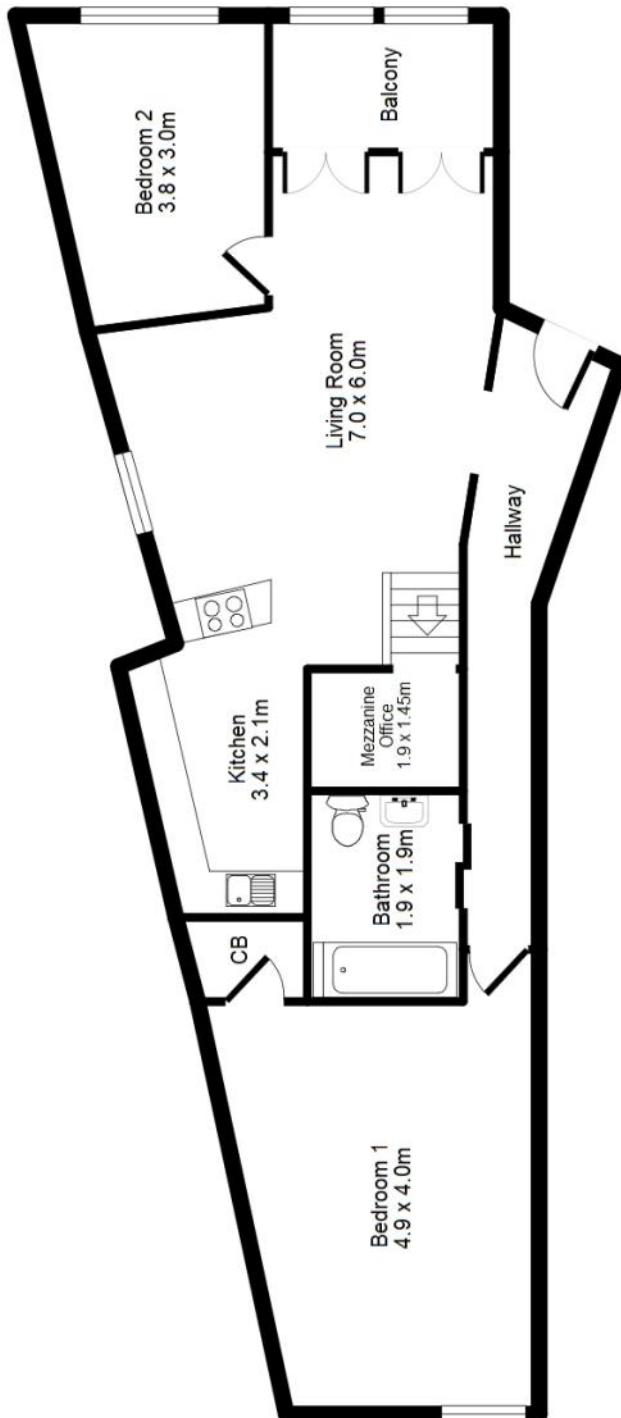
#### EXTERNAL



A private balcony featuring an EV charging point.

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APPROX GROSS INTERNAL FLOOR AREA: 76 sq. m / 819 sq. ft

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