



Valley Mill  
Park Road  
Elland  
West Yorkshire  
HX5

Offers In Excess Of £165,000

bettermove 

# Park Road Elland

Bettermove are proud to present this 2 bedroom apartment in Elland.

The property benefits from double glazing, and electric central heating throughout, with allocated parking available.

The council tax band is B.

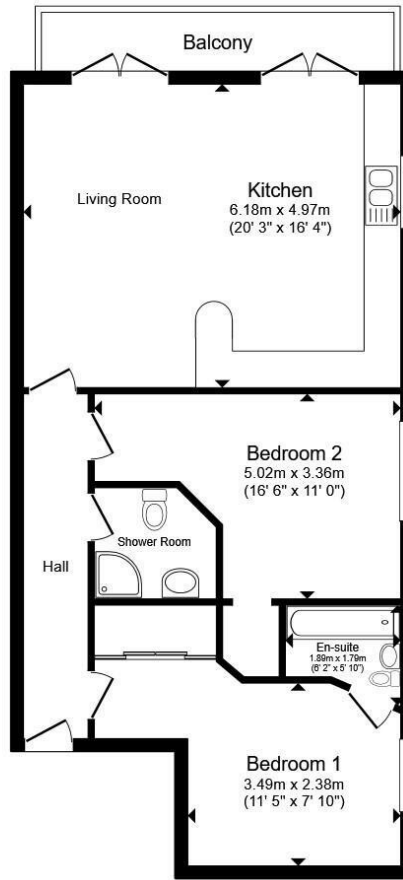
This is a leasehold property with 976 years remaining on the lease; the ground rent and the service charge, combined, is £2490.00 per annum.

The interior of this well presented property comprises a spacious living/dining area, fitted kitchen, two double bedrooms, and the family bathroom.

Located in the popular town of Elland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Halifax train station (3.4 miles), a variety of bus routes and quick access to the M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Floor Plan**

Total floor area 73.5 m<sup>2</sup> (791 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	72	84
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	75	74
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



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