

bramleys

For Sale

**76 ELIZABETH STREET
ELLAND
HX5 0LD**

RESIDENTIAL SALES

£105,000



- **3 BEDROOMED THROUGH TERRACE PROPERTY**
- **2 RECEPTION ROOMS**
- **SPACIOUS ATTIC BEDROOM**
- **GAS CENTRAL HEATING & UPVC DOUBLE GLAZING**
- **GARDEN TO FRONT & REAR**
- **CONVENIENT LOCATION FOR LOCAL AMENITIES**



Offered to the market with no upward chain is this 3 bedroom stone built mid terraced property. The property has uPVC double glazing and gas central heating. The property does still require some modernisation and improvement works, however this has been reflected within the asking price. Located in the ever popular and sought after area of Elland which is particularly ideal for a range of local amenities, together with access to Halifax town centre, the M62 motorway network and Huddersfield town centre. An early viewing is recommended to appreciate the accommodation which briefly comprises:- entrance hall, lounge, dining room, kitchen, utility, lower ground floor cellar, first floor, landing, 2 bedrooms and bathroom, second floor, attic bedroom.

The accommodation briefly comprises:-

GROUND FLOOR:

Lounge

3.61m x 3.94m (11'10" x 12'11")

Having an open fireplace with tiled hearth and timber mantle, ceiling coving, central heating radiator and UPVC double glazed window to the front.



Inner Lobby

Dining Room

4.06m x 3.91m (13'4" x 12'10")

Having a tiled fireplace with timber surround, picture rail, ceiling coving, central heating radiator and a UPVC French doors leading out to the rear yard. A door leads to staircase descending to the cellar.



Kitchen

3.53m x 1.70m (11'7" x 5'7")

Furnished with a range of matching wall and base units with working surfaces and Belfast style sink. Having a four ring electric hob, double oven, UPVC window to the side and central heating radiator. A door leads to the utility.



Utility

2.06m x 1.68m (6'9" x 5'6")

Having a central heating radiator, UPVC window and plumbing for an automatic washing machine.

FIRST FLOOR:

Landing

With central heating radiator.

Master Bedroom

4.65m x 3.63m (15'3" x 11'11")

Having a built-in storage cupboard, central heating radiator and UPVC window.



Bedroom

2.87m x 2.59m (9'5" x 8'6")

Having a decorative fireplace, central heating radiator and UPVC window to the rear.

Bathroom

Being part-tiled to the walls and furnished with a three-piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with electric shower over. Also having chrome ladder style heated towel rail, built-in cupboards and UPVC window.



SECOND FLOOR:

Attic Bedroom

5.38m x 3.45m (17'8" x 11'4")

Another spacious bedroom having 2 central heating radiators and 2 Velux windows.



OUTSIDE:

Having an enclosed garden to the front and paved yard to the rear.

COUNCIL TAX BAND:

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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.

VIEWING:

Contact the agents.

MORTGAGES:

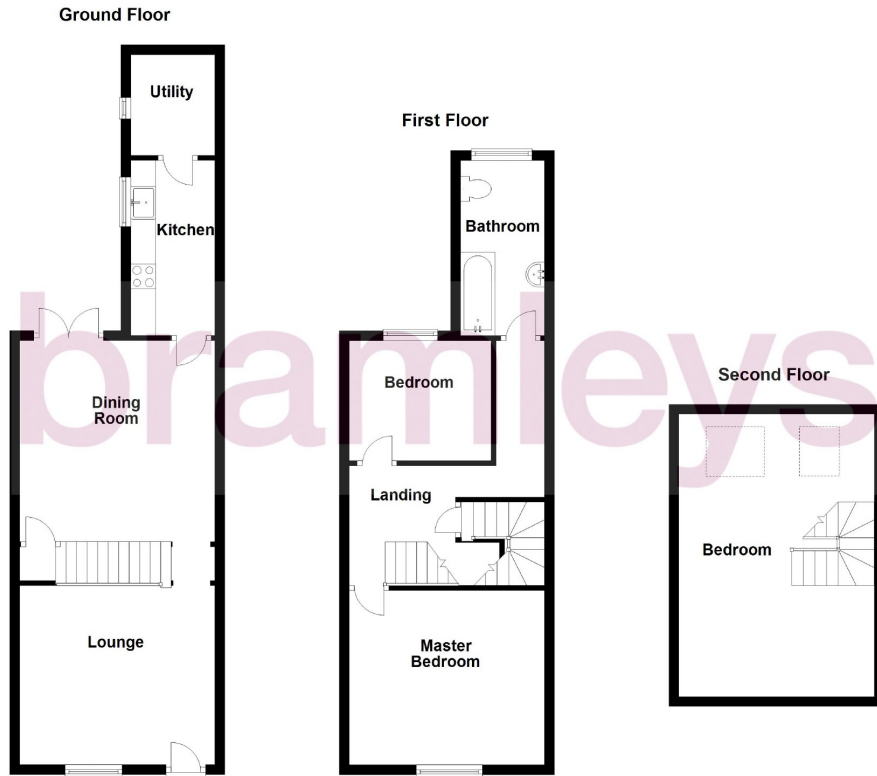
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave our Elland office travelling up Victoria Road and on the bend, bear left continuing up Victoria Road. Turn left onto Saville Road and take the second left onto Elizabeth Street where the subject property can be found towards the top of the street on the left hand side clearly identified by the Bramleys For Sale board.



bramleys.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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