

bramleys

For Sale

**68 SOUTH LANE
ELLAND
HX5 0PA**

RESIDENTIAL SALES

£145,000



- **WELL PRESENTED SEMI DETACHED**
- **2 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **GARDENS TO 3 SIDES**
- **GARAGE**
- **CONVENIENT LOCATION FOR ELLAND AND M62**



Occupying a particularly generous plot with garage is this well presented 2 bedroomed semi detached property. Conveniently situated for Elland town centre as well as access to the M62 motorway network, this property would make an ideal purchase for the first time buyer or young and growing family. Having uPVC double glazing, gas fired central heating and alarm system with accommodation briefly comprising: a spacious lounge, kitchen, 2 double bedrooms and bathroom. Externally the property enjoys garden areas to 3 sides and there is a garage which is accessed at the rear.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Porch

Having a uPVC side window and further door leading to:-

Lounge

3.33m x 5.64m max (10'11" x 18'6" max)

Having a gas fire set to a marble backcloth and hearth with surround, 2 uPVC windows to the front and side elevations and a central heating radiator. There is an understairs storage cupboard and staircase rising to the first floor.



Kitchen

2.21m x 3.33m (7'3" x 10'11")

Fitted with a modern range of matching wall and base units with working surfaces and full tiling to the walls. Having an inset stainless steel sink with side drainer and mixer tap, 4 ring electric hob with extractor over, electric double oven, integrated slimline dishwasher and integrated fridge/freezer. There is space and plumbing for an automatic washing machine, under cupboard lighting, central heating radiator, uPVC window and uPVC external door to the rear.



FIRST FLOOR:

Landing

Having a loft access point and central heating radiator. The loft is part boarded with light.

Master Bedroom

2.74m x 3.30m (9'0" x 10'10")

Positioned to the front of the property and having fitted wardrobes, central heating radiator and uPVC window,



Bedroom 2

2.21m x 3.33m (7'3" x 10'11")

Having a built in storage cupboard, central heating radiator and uPVC window to the rear.



Bathroom

Furnished with a 3 piece white suite comprising low flush wc, pedestal wash hand basin and panelled bath with shower attachment over. Having part tiling to the walls, a chrome ladder style heated towel rail, built in storage cupboard and uPVC window.



OUTSIDE:

To the front of the property is a garden area and footpath leading to the front and side. Having a lawned garden area to the side with garage which is accessed from the rear. To the rear is a further enclosed paved garden area.



COUNCIL TAX BAND:

B

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:

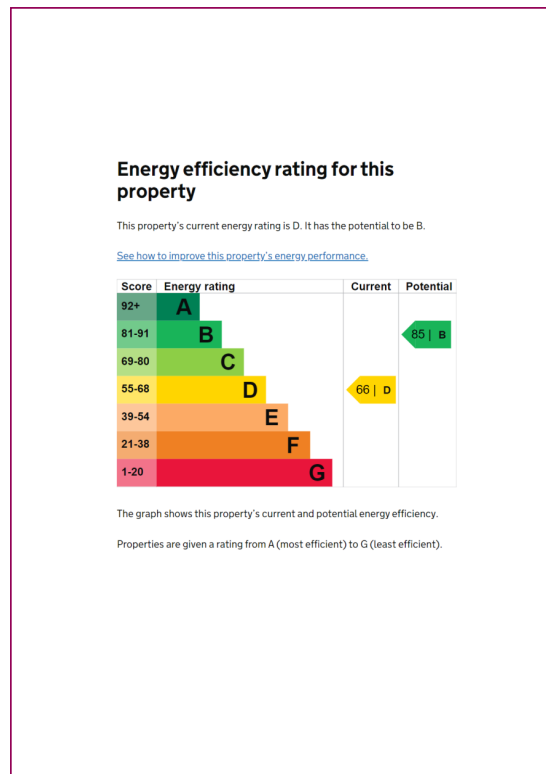
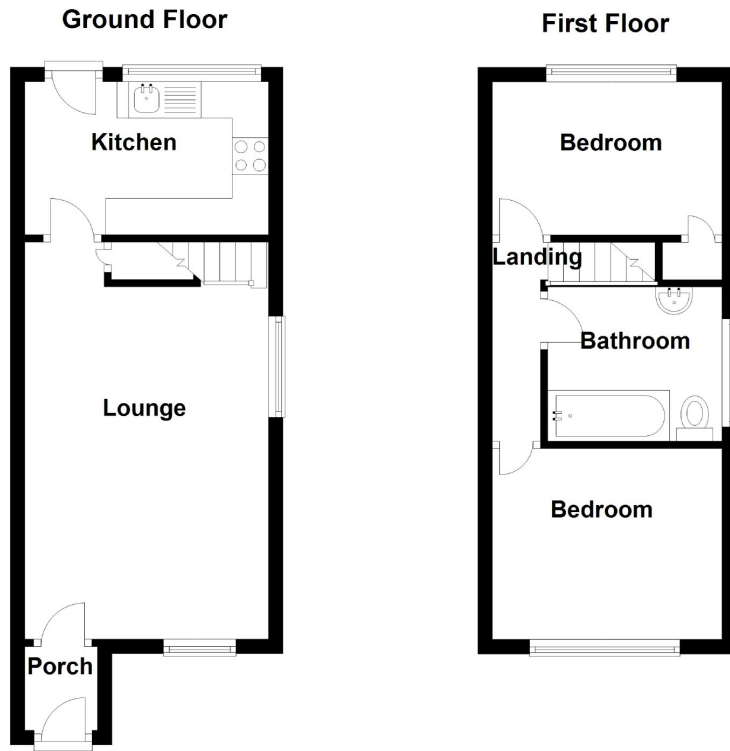
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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 down Victoria Road onto Southgate. At the roundabout proceed straight ahead onto Huddersfield Road. Continue along Huddersfield Road before taking a right hand turning onto South Lane. Continue up South Lane for approximately 0.5 mile where the subject property can be found to the right 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 insitu 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

14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,
27 Horton Street, Halifax HX1 1QE
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk