

bramleys

For Sale

**15 TURNPIKE STREET
ELLAND
HX5 9ED**

RESIDENTIAL SALES

£100,000



- **MID TERRACE WITH 2 DOUBLE BEDROOMS**
- **POPULAR LOCATION**
- **MODERN AND WELL PRESENTED THROUGHOUT**
- **PLEASANT ENCLOSED REAR GARDEN**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**



This stone terraced property offers extremely well presented 2 bedroomed accommodation and should certainly be of interest to first time buyers and property investors alike. The property offers a contemporary fitted kitchen, a modern house bathroom, uPVC double glazing and a gas fired central heating system. The master bedroom to the first floor is beautifully presented with built in storage and there is an impressive 4 piece house bathroom. There is also a further spacious bedroom in the attic. Externally there is a most pleasant enclosed garden to the rear with outside store. An internal viewing is absolutely essential to appreciate the quality of accommodation on offer.

The accommodation briefly

GROUND FLOOR:

Lounge

4.37m x 3.91m (14'4" x 12'10")

A spacious and well presented lounge having wood effect laminate flooring, central heating radiator and uPVC window to the front.



Dining Kitchen

2.84m x 2.84m (9'4" x 9'4")

A modern fitted kitchen having a range of matching wall and base units with complementary working surfaces, tiled splash back and inset stainless steel sink with side drainer and mixer tap. Having a 5 ring gas hob with electric oven beneath and extractor canopy over and space and plumbing for an automatic washing machine. There is wood effect laminate to the floor, central heating radiator, uPVC window and uPVC door leading to the rear garden. A further door leads to an understairs store which also houses the



FIRST FLOOR:

Landing

With door leading to staircase rising to the second floor.

Bedroom

3.86m x 3.38m (12'8" x 11'1")

A spacious double bedroom having built in hanging space and understairs storage cupboard. With uPVC window to the front and a central heating radiator.



House Bathroom

Being part tiled to the walls and furnished with a modern 4 piece white suite comprising low flush wc, hand wash basin set to vanity storage unit, corner shower unit and freestanding bath. Having a ladder

style heated towel rail, extractor, inset ceiling spotlights and a uPVC window.



SECOND FLOOR:

Bedroom

5.13m x 3.84m (16'10" x 12'7")

Another generous bedroom having built in hanging space, under eaves storage, central heating radiator and Velux window.



OUTSIDE:

To the rear of the property is an enclosed garden comprising lawn and paved seating area with outbuilding.



COUNCIL TAX BAND:

A

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:

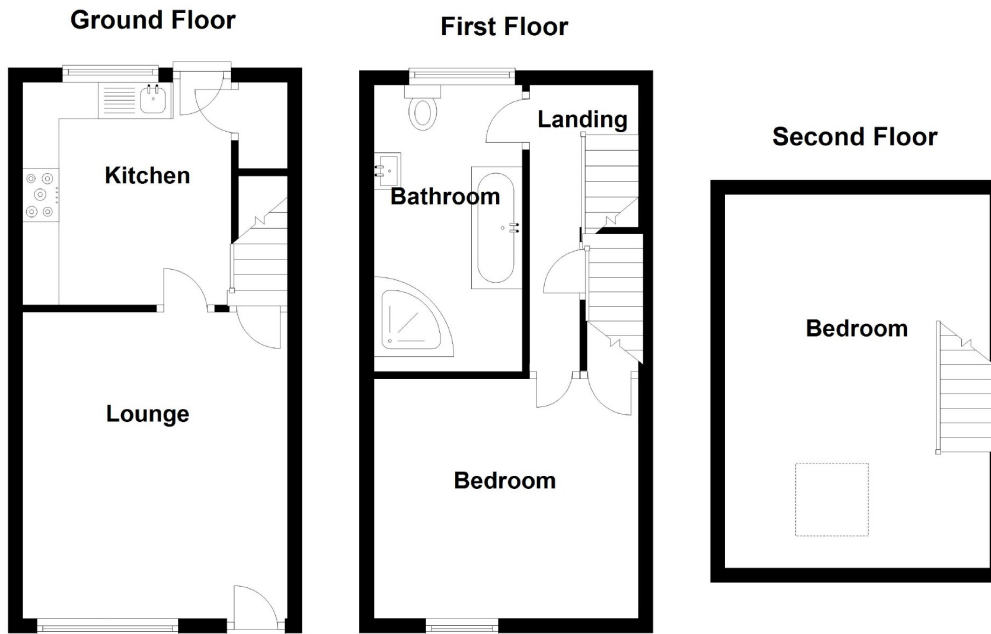
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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

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 and at the roundabout take the first exit continuing down to the next roundabout. Proceed straight ahead and continue on the Elland Riores Link to the figure of eight roundabout. From the figure of 8 take the 3rd exit onto Elland Lane and at the convenience store bear right where Turnpike Street can be found as the 3rd turning on the left and the property found on the left hand side clearly identified by



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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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

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