



Flat 1 71 Victoria Road, Elland, HX5 0QA  
Offers Over £280,000

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This substantial 3 bedroom split level apartment, provides accommodation extending to over 1,500 sqft. Forming part of a magnificent Victorian residence, the property occupies the ground and lower ground floor and as such, provides a wealth of original features including deep sunk skirting boards, ornate moulded ceilings, heavy ceiling coving, feature fireplaces and superb bay windows with original leaded and stained glass panels being retained within the double glazing. Providing deceptively spacious accommodation, the property would make an ideal home for the discerning purchaser. Being further enhanced by formal gardens and private parking, the property must be viewed internally to truly appreciate the size, quality and outstanding features of this Victorian residence.

Handily located approximately 1/4 mile from the centre of Elland and having easy access to J.24 of the M62 motorway network.

Energy Rating: E

## GROUND FLOOR:

Enter the property through a set of uPVC entrance doors into:-

### Conservatory

8'7" x 9'10" (2.62m x 3.00m)

Peacefully situated to the rear of the property and set on to a stone base, with uPVC double glazed windows to three sides and double doors which lead into the rear garden. There is a ceramic tiled floor and a feature arched stone entrance which gives access to the inner hallway via the timber and glazed entrance door.

### Inner Hallway

A hallway with character features such as ornate ceiling coving and corbels. There are also 2 central heating radiators, a spindle rail balustrade staircase, and a uPVC double glazed window with inset original leaded and stained glass window and original retractable window shutters.

### Lounge

18'6" x 17'0" plus square bay (5.64m x 5.18m plus square bay)

A most impressive reception room which has ornate ornate moulded ceiling, decorative ceiling coving, matching frieze and picture rail. There are deep sunk skirting boards, a feature fire surround housing the solid fuel stove which is set on to a slate hearth, central heating radiator set behind a fretwork panel and a uPVC double glazed, square bay window to the rear with 2 separate sets of French doors and leaded and stained glass windows.

### Bedroom 1

16'8" x 17'0" max (5.08m x 5.18m max)

Situated to the front of the property with a large uPVC double glazed bay window with original stained glass and leaded panels. There is an

ornate moulded ceiling with additional moulded frieze, picture rail, heavy ceiling coving and deep sunk skirting boards. There is an open fireplace with fire surround and mantel, two central heating radiators and feature window seat.

### Bedroom 2

17'0" x 14'2" (5.18m x 4.32m)

Situated to the front of the property, having a uPVC double glazed, square bay window to the front with original stained glass and leaded panels. There is an ornate ceiling with heavy ceiling coving and picture rail, two central heating radiators, stripped and stained exposed floorboards, a decorative fire set in to a cast iron Victorian style fire surround, with inlaid fireplace.

### Bedroom 3

12'0" x 7'9" (3.66m x 2.36m)

With a uPVC double glazed window, central heating radiator and recessed study area with feature arched window. There is a timber and glazed internal door to the en suite.

### En suite Shower Room

Being fully tiled to both the walls and floor. The shower room is fitted with a concealed flush WC, vanity wash bowl with waterfall mixer tap and cupboards beneath, together with a walk-in fully tiled shower cubicle with rainwater head and additional hose. There is a feature arched uPVC double glazed window with original stained glass and leaded window, sunken low voltage lighting and a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash basin and panelled bath. There are part tiled walls, a central heating radiator and uPVC double glazed window.

## LOWER GROUND FLOOR:

### Inner Hallway

With an access door to the sub-floor storage area and dining kitchen.





#### **DIRECTIONS:**

Leave Elland via Victoria Road, keeping left on the continuation of Victoria Road and the property will be found after a short distance on the right hand side.

#### **TENURE:**

Freehold

#### **COUNCIL TAX BAND:**

B

#### **MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **ONLINE 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.

#### **Dining Kitchen**

16'6" x 12'0" (5.03m x 3.66m)

Fitted with a range of matching modern wall and base units with laminated work surfaces, integrated Leisure Cook Master electric range with 5 burner hob and double oven and grill, integral dishwasher, 1.5 bowl stainless steel sink with mixer taps and side drainer, central heating radiator, tiled flooring and uPVC double glazed window.

#### **Utility Room**

6'11" x 4'11" (2.11m x 1.50m)

Being plumbed for an automatic washing machine.

#### **Walk-in Store Room**

16'8" x 9'0" (5.08m x 2.74m)

A most useful storage facility.

#### **Sub-floor Storage Area**

14'6" x 16'11" (4.42m x 5.16m)

Vaulted cellar space provides additional storage.

#### **OUTSIDE:**

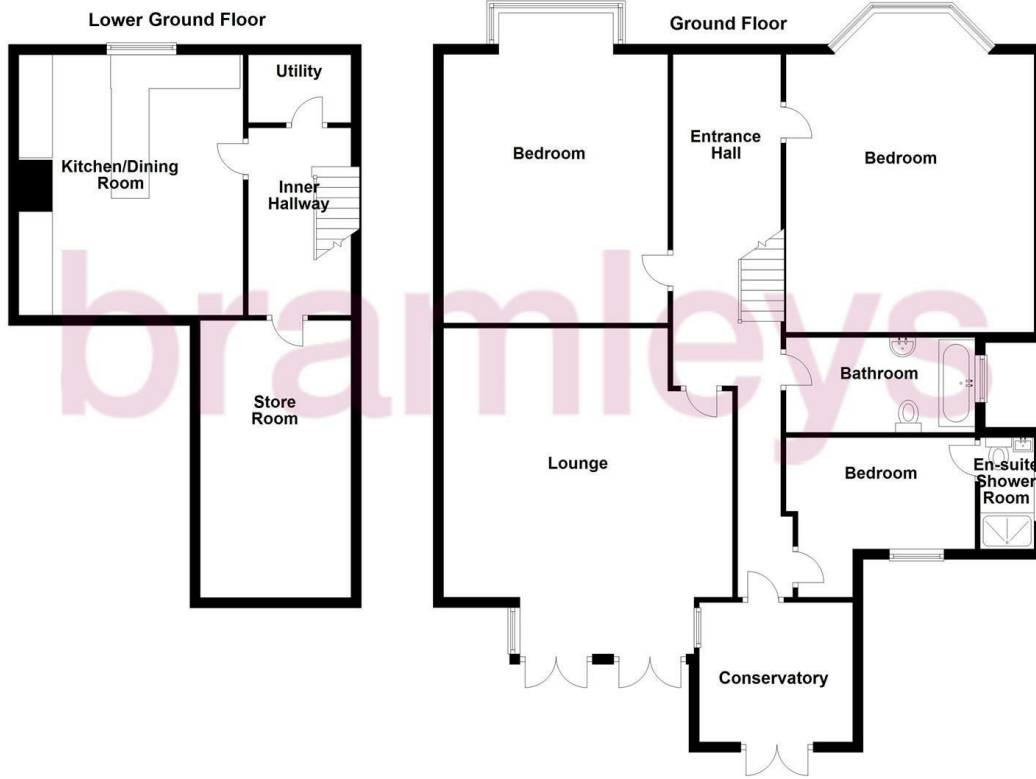
The property has enclosed lawned gardens, decked seating area ideal for al fresco dining and a parking space.

#### **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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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:

- 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.
- 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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