



42 Exley Lane, Elland, HX5 0SW
Offers Over £220,000

bramleys





Situated in a popular residential area is this 2 bedroomed, semi-detached property. The accommodation is modern and well presented throughout and offers a spacious breakfast kitchen and conservatory to the rear. Externally, the property benefits from generous off-road parking to the front as well garden areas to 3 sides with the garden to the rear enjoying far reaching countryside views. Accommodation briefly comprises:- entrance porch, entrance hall, lounge, breakfast kitchen with integrated appliances, conservatory and utility porch. To the first floor a master bedroom with built in wardrobes, further double bedroom to the rear and a shower room. An early internal inspection is highly recommended to appreciate the accommodation on offer.



GROUND FLOOR:

Entrance Porch

To the front of the property with UPVC double glazing and further door leading to:

Entrance Hall

Having a central heating radiator, wood effect laminate flooring and staircase rising to the first floor.

Lounge

12'6 x 11'10 max (3.81m x 3.61m max)

A good sized lounge having a uPVC bay window to the front elevation and a living flame coal effect gas fire set to fire surround. With 3 wall light points, central heating radiator and wood effect laminate flooring.

Kitchen

15'9 x 9'9 (4.80m x 2.97m)

A fantastic modern kitchen space with breakfast bar area. The kitchen is fitted with a range of matching wall and base units with tiled splashbacks, under cupboard lighting, complementary working surfaces and inset 1.5 bowl sink with side drainer and mixer tap. Built in to the kitchen is a four ring induction hob, extractor canopy, electric oven and combination microwave oven, integrated fridge/freezer and dishwasher. Bi-fold doors open to the conservatory and there is a further uPVC window to the rear.

Utility Porch

13'0 x 4'5 (3.96m x 1.35m)

A useful room having space and plumbing for an automatic washing machine and space for tumble dryer with working surface over. With tiled flooring, wall mounted central heating boiler and being uPVC double glazed with external door to the side of the property.

Conservatory

8'8 x 5'9 (2.64m x 1.75m)

Enjoying views over the rear garden and the far reaching views beyond, this uPVC double glazed conservatory is accessed from the kitchen and has a further external door to the rear garden.

FIRST FLOOR:

Landing

Having a uPVC side window and loft access point.

Master Bedroom

11'4 x 10'10 (3.45m x 3.30m)

Positioned to the front of the property this spacious master bedroom is fitted with a range of built in wardrobes and cupboards. With central heating radiator and uPVC window to the front.



Bedroom 2

10'7 x 9'6 (3.23m x 2.90m)

Another good sized double bedroom positioned to the rear of the property and enjoying far reaching views with built in cupboards, uPVC window and central heating radiator.

Shower Room

Being tiled to the walls and floor and furnished in a 3 piece white suite comprising a low flush wc, pedestal wash hand basin and corner shower unit with electric shower. Having a wall mounted electric fan heater and uPVC window.

OUTSIDE:

The property occupies a generous plot with paved garden areas to the side and rear. To the front of the property is a patio seating area and spacious tarmacadam gated driveway.

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.

DIRECTIONS:

Leave our Elland office travelling down Victoria Road onto Southgate. At the roundabout take the first exit onto the Riorges Link Road and continue to the next roundabout. Here take the first exit and proceed down the road passing over Elland bridge and bearing right on the bend. Make a left hand turning just before passing under the second bridge onto Exley Lane and continue up the hill where the property can be found on the right hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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.

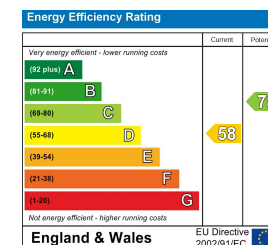


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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