

bramleys
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www.bramleys.com
For sale

14 Caldercroft, Elland, HX5 9AY
£230,000

bramleys



This 3 bedroomed detached property offers well proportioned accommodation which is well suited to today's family. The property occupies a good sized plot with gardens to both the front and rear together with ample off road parking and a single car garage. Having accommodation comprising in brief: entrance hall, lounge, dining room, kitchen, 3 first floor bedrooms and house bathroom. The property is situated on a well regarded residential development which is within one mile of the amenities within Elland town centre and convenient for access to the M62 motorway network.



GROUND FLOOR:

Entrance Hall

Having a side uPVC double glazed window, a staircase rising to the first floor level and an access door into the lounge.

Lounge

15'5 x 11'8 max (4.70m x 3.56m max)

A well proportioned reception room having a uPVC double glazed bay window to the front elevation, a useful understairs storage cupboard and an archway giving access to the dining area.

Dining Area

9'11 x 6'10 (3.02m x 2.08m)

Having a central heating radiator and uPVC double glazed window looking onto the rear garden.

Kitchen

10'2 x 7'7 (3.10m x 2.31m)

Having a uPVC external door with side uPVC double glazed window. The kitchen is fitted with a range of matching wall and base units with complementary working surfaces over inset into which is a stainless steel sink unit with side drainer. There is space and plumbing for an automatic washing machine and space for a cooker.

FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side elevation, loft access point and a storage cupboard.

Master Bedroom

13'8 x 8'2 (4.17m x 2.49m)

Having a uPVC double glazed window to the front elevation.

Bedroom 2

11'6 x 8'4 (3.51m x 2.54m)

Having a uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom 3

6'1 x 8'3 max (1.85m x 2.51m max)

Having a uPVC double glazed window to the front elevation.



Bathroom

Furnished with a 3 piece white suite comprising a low flush wc, pedestal wash hand basin and panelled bath with shower attachment. With part tiling to the walls, central heating radiator and uPVC double glazed window.

OUTSIDE:

There are well proportioned gardens to both the front and rear together with a tarmac driveway providing off road parking and gives access to a single car garage.

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 and onto Southgate. At the roundabout take the first exit before turning immediately right onto the B6114 Dewsbury Road. Continue along the road where Caldercroft can be found as a turning on the right hand side of the road and the property found on the right hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

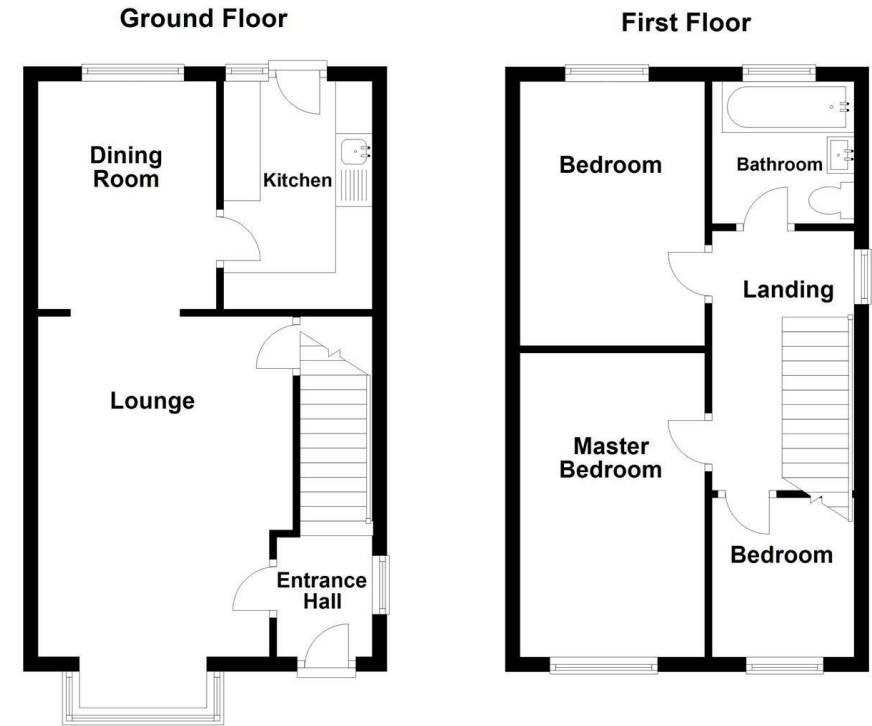
Band D

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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | 86 |
| (81-91) B | | 70 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Huddersfield | Halifax | Elland | Mirfield

