



30 Park Road, Elland, HX5 9HZ  
Offers In The Region Of £275,000

**bramleys**



This former lockkeeper's cottage occupies a particularly generous plot with off-road parking accessed via electric gate and detached garage to the side. Having undergone a range of improvement works and modernisation by the current owners, the beautifully presented property offers deceptively spacious accommodation to include a dual aspect lounge with French doors, a spacious breakfast kitchen, 2 double bedrooms, with the master having an en-suite wc and decked balcony overlooking the canal. The property is conveniently located for access to the amenities within Elland town centre together, the larger towns of Halifax, and Huddersfield as well as access to the M62 motorway network. An early internal viewing is strongly advised to appreciate this charming and unique property.

Energy Rating: C

## GROUND FLOOR:

Enter the property via an external door into:-

### Entrance Hall

Where there is a uPVC double glazed window to the side and wood effect luxury vinyl flooring.

### Breakfast Kitchen

21'8" max x 8'7" max (6.60m max x 2.62m max)

There is a central heating radiator and uPVC window to the dining area alongside a breakfast bar seating area. The kitchen is fitted with a modern range of matching wall and base units with laminate working surfaces, tiled splashbacks and an inset 1.5 bowl stainless steel sink with side drainer and mixer tap. Integral appliances include a dishwasher, double electric oven, 4 ring gas hob with extractor canopy over, space and plumbing for an automatic washing machine and space for a tumble dryer. There are also inset ceiling spotlights, a central heating radiator, the wall mounted central heating boiler, side external door and 2 uPVC windows to the side and rear elevations overlooking the canal.

### Cloakroom/WC

First entering into a lobby area where there is wood effect luxury vinyl flooring, a central heating radiator and uPVC window. The cloakroom area leads to a WC furnished with a 2 piece white suite comprising low flush WC and wash hand basin. There is also a uPVC window and inset ceiling spotlight.

### Inner Lobby

There is a wall light point and a staircase elevating to the first floor.

## Lounge

16'8" x 14'11" (5.08m x 4.55m)

A good sized reception room being dual aspect with uPVC window to the front as well as a set of uPVC French doors opening out to the pleasant decked area to the rear overlooking the canal. The lounge features a period fireplace with timber surround and inset cast iron gas fire with decorative tiling and granite hearth. There are also exposed ceiling beams, 2 wall light points, wood effect luxury vinyl flooring and a door leading to the second inner lobby.

## FIRST FLOOR:

### Landing

There is a full height decorative stained glass uPVC window, a loft access point and a door leading to a useful storage cupboard.

### Master Bedroom

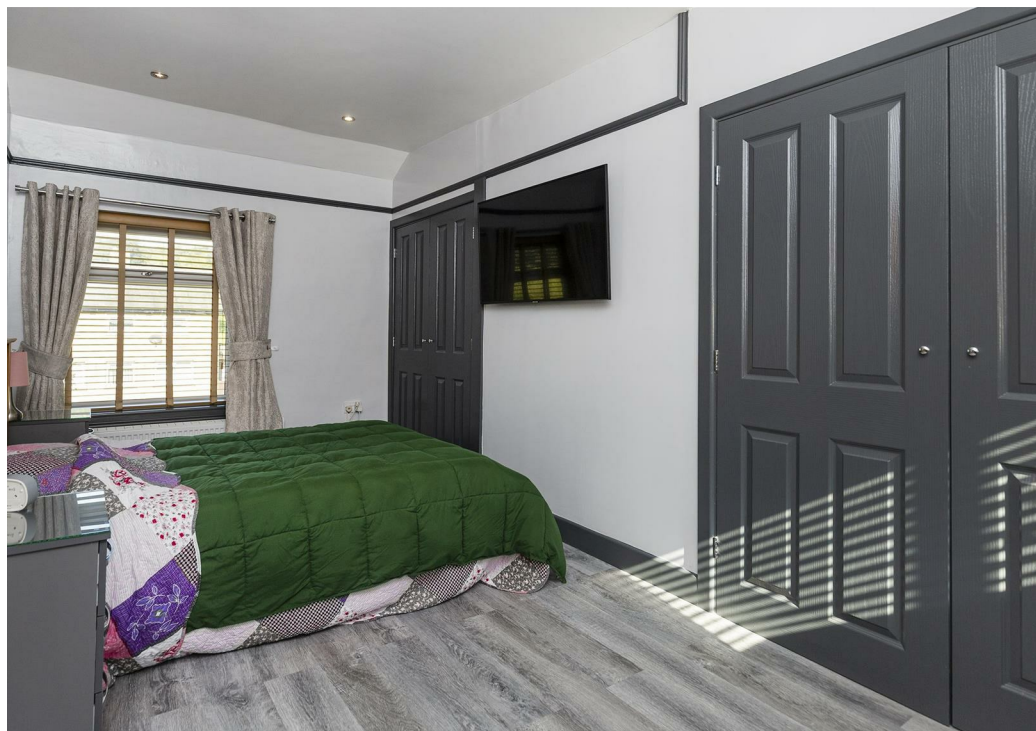
16'7" max x 8'6" max (5.05m max x 2.59m max)

A good sized double bedroom having uPVC French doors leading out onto a decked balcony providing pleasant views over the canal. The room features a picture rail, air conditioning unit, central heating radiator, further uPVC window to the side and a loft access point.

### Bedroom 2

16'10" max x 10'7" max (5.13m max x 3.23m max)

A generously proportioned double bedroom fitted with 3 sets of wardrobes and being dual aspect with uPVC windows to both front and rear, inset ceiling spotlights, central heating radiator.





#### **DIRECTIONS:**

Leave our Elland office via Victoria Road travelling down the hill and onto Southgate. At the roundabout, take the first left hand turning and proceed down to the next roundabout turning left again. Follow the road around towards Elland Bridge and after crossing the bridge, bear right on the bend onto Park Road. After passing under the viaduct, the property can be found on the right hand side and can be 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.

#### **Bathroom**

Part tiled to the walls and furnished with a modern 3 piece white suite comprising low flush WC, wash hand basin set to vanity storage and panelled bath with thermostatic shower over. There is also a chrome ladder style heated towel rail, extractor fan and Velux window.

#### **OUTSIDE:**

To the front, there are paved steps leading to the front door. To the side is a large tarmac area which is enclosed and accessed via an electric sliding gate and provides ample off-road parking leading to a detached garage which has electric powered door, and internal power and light. To the rear, there is a newly updated decked seating area which is South facing with balustrading which enjoys a pleasant aspect overlooking the canal.

#### **PLEASE NOTE:**

We have been advised by the sellers that flood barriers are in place for the front and rear entrance doors and the electrical sockets to the ground floor are raised.

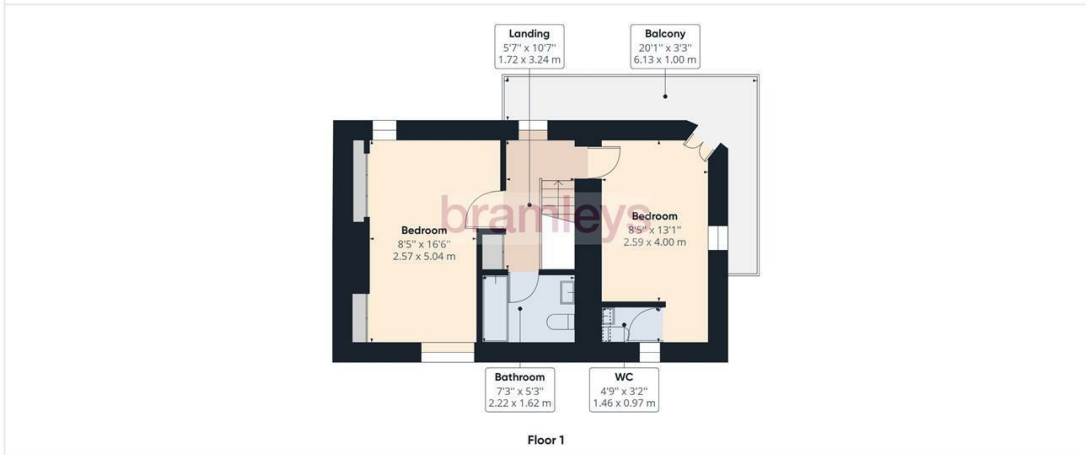
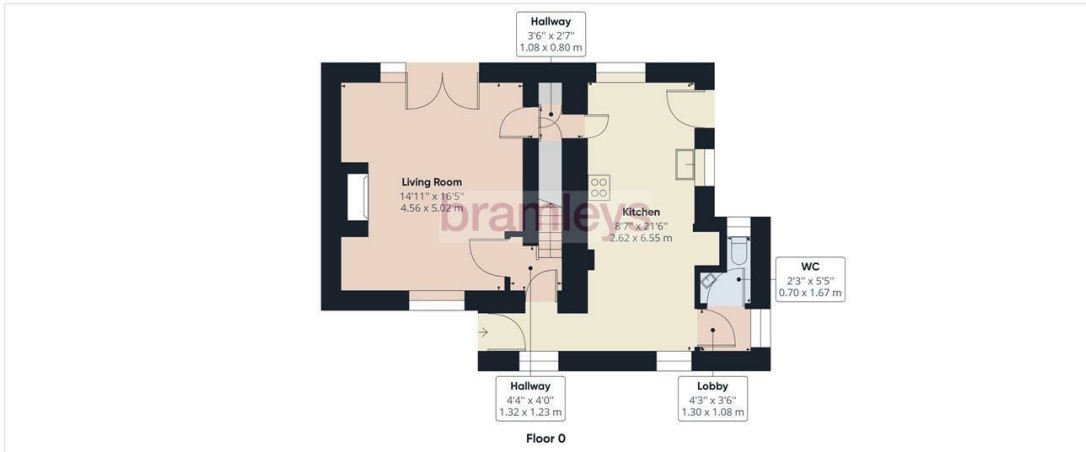
Following the 2015 Boxing Day floods when the Calder Hebble canal and river Calder burst their banks local residents received support via the local authority to improve flood defences. Since the Boxing Day floods in 2015 the sellers inform us that they are not aware that the property has been affected by flooding.

#### **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.







**Approximate total area<sup>(1)</sup>**

949.76 ft<sup>2</sup>  
88.24 m<sup>2</sup>

**Reduced headroom**

2.05 ft<sup>2</sup>  
0.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(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:

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

