



1 Northfield, Jepson Lane, Elland, HX5 0PY
£300,000

bramleys



This charming stone built 3 bedroomed semi-detached period property boasts two spacious reception rooms and is beautifully presented throughout. You will be greeted by the characterful period features that add a touch of elegance to the property together with the convenience of a modern kitchen and shower room.



This home offers generous room sizes, providing a comfortable and airy living space together with generous landscaped enclosed gardens to the rear and driveway providing off road parking. The convenient location close to schools makes it an ideal choice for families looking for access to local amenities and motorway access making commuting possible.

Don't miss out on the opportunity to own this lovely period home with its charming features, spacious rooms, and a beautiful garden. Contact us today to arrange a viewing.

GROUND FLOOR:

Enter the property via a uPVC external door with stained glass inserts into:-

Entrance Hall

Where there is solid wood flooring, deep covings, dado rail, a central heating radiator and staircase elevating to the first floor.

Lounge

13'6" x 13'0" (4.11m x 3.96m)

A good sized reception room positioned to the front of the property and having a uPVC window to the front, a central heating radiator, decorative covings, solid wood flooring and a coal effect living flame gas fire set to a granite hearth with timber surround.

Dining Room

15'5" max x 14'0" (4.70m max x 4.27m)

Another good sized reception room fitted with a continuation of the solid wood flooring with a living flame coal effect gas fire set to a fireplace with tiled hearth and timber surround, decorative covings, a central heating radiator and a door leading to the kitchen.

Kitchen

10'1" reducing to 8'3" x 18'11" max (3.07m reducing to 2.51m x 5.77m max)

A spacious kitchen fitted with a range of matching wall and base units with tiled splashbacks, complimentary working surfaces and an inset stainless steel sink with side drainer and mixer tap. Integral appliances include a 5 burner gas hob with electric oven beneath and fitted extractor canopy and space for a fridge. There is also tiled flooring, velux windows, 2 additional uPVC windows to the side and rear, inset ceiling spotlights and a set of uPVC French doors opening out onto the rear garden.



Cellar

Accessed via the kitchen and provides storage space as well as having space and plumbing for an automatic washing machine.

FIRST FLOOR:

Landing

A spacious landing area having deep ceiling coving and dado rail as well as a loft access point. This area could make an ideal study area or alternatively the opportunity to create a loft conversion subject to the necessary planning consents.

Master Bedroom

13'11" x 12'5" (4.24m x 3.78m)

A good sized double bedroom positioned to the rear of the property and benefitting from views over the rear garden via a uPVC window as well as being fitted with ceiling coving and a central heating radiator.

Bedroom 2

13'2" x 10'4" (4.01m x 3.15m)

A second double bedroom being of generous proportions with a central heating radiator and uPVC windows to the front elevation.

Bedroom 3

9'11" x 7'9" (3.02m x 2.36m)

Fitted with a central heating radiator and uPVC window to the front.





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.

Shower Room

Furnished with a modern 3 piece white suite comprising a low flush WC, wash hand basin set to vanity storage and a large walk-in shower enclosure with thermostatic shower. There are also tiled walls, a chrome ladder style heated towel rail, 2 uPVC windows and inset ceiling spotlights.

OUTSIDE:

To the front, there is an enclosed garden area and a driveway extending along the side of the property leading to the rear where there is another generously sized garden with stone paved patio area, a lawn and a raised deck providing additional seating area with a range of raised flowerbeds. There is also feature lighting and a summer house which benefits from power and light.

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 via Victoria Road and proceed up the hill following the road around to the right which becomes Jepson Lane. Northfield can be found on the left hand side identified by the Bramleys for sale board.

TENURE:

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

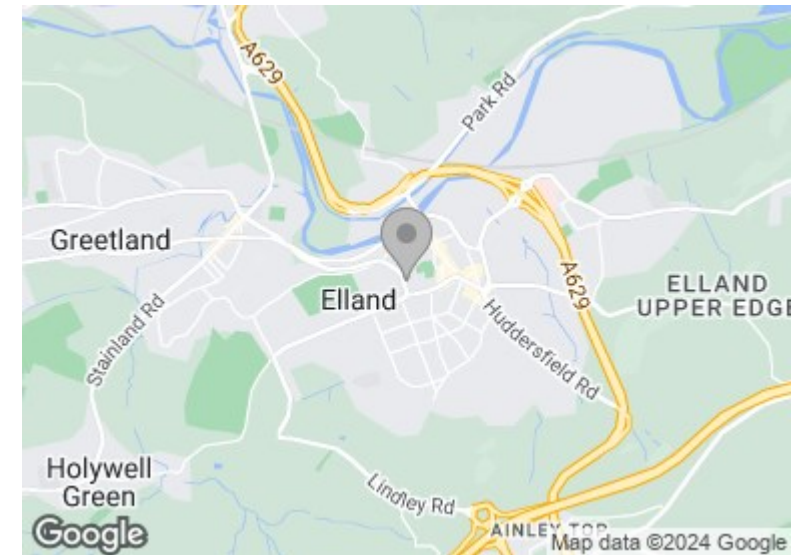
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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