



12 Savile Road, Elland, HX5 0LG
Asking Price £119,000

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Located in the desirable area of Elland is this charming 2-bedroom FRONT back to back terrace house. This delightful property boasts accommodation spread across 4 floors, providing ample space for comfortable living.

Offering easy access to the M62, making it convenient for commuters. Additionally, you'll find local amenities just a short walk away, ensuring that everything you need is within reach.

Whether you're a first-time buyer looking to step onto the property ladder or a growing family in need of more space, this property is ideal for you. With 2 GENEROUS BEDROOMS, 1 RECEPTION ROOM and 1 BATHROOM this house offers a cosy yet functional layout that is perfect for everyday living.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the possibilities that this lovely property has to offer.



GROUND FLOOR

ENTRANCE HALL

Having an external door into the entrance hall where there is a central heating radiator and stairs leading to the first floor landing.

LOUNGE

14'11 x 13'2 (4.55m x 4.01m)

With two central heating radiators and a uPVC double glazed window to the front elevation. There is a door leading to the lower ground floor.

LOWER GROUND FLOOR

LOWER GROUND ENTRANCE

An external uPVC door into the lower ground entrance hall where there is a central heating radiator.

DINING/KITCHEN

13'1 x 14'11 (3.99m x 4.55m)

Having a range of wall, drawer and base units with laminate work surfaces and tiled upstands. Integral appliances include a four ring gas hob with oven and extractor hood above, there is also space for a washing machine/dishwasher. With a central heating radiator, uPVC double glazed window to the front elevation and under stairs store.

STORE ROOM

9'6 x 7'6 (2.90m x 2.29m)

A useful store room with light point and shelving.

FIRST FLOOR

LANDING

With a central heating radiator and stairs leading to the attic room.

BEDROOM

14'11 x 8'10 max (4.55m x 2.69m max)

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

BATHROOM

A three piece suite comprising of a central heating radiator, pedestal wash hand basin and panelled bath with showerhead attachment. There is a heated towel rail, tiling to the splashbacks and uPVC double glazed window to the front elevation.

ATTIC ROOM

Enjoying a double glazed Velux window to the front elevation and a central heating radiator. There is also under eaves storage.



OUTSIDE

Externally to the front there is flagging with a raised pebbled area and wall/shrub borders. There is steps leading to the front door and steps leading down to the lower ground floor.

001 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.

003 TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

*please delete above as applicable

004 COUNCIL TAX BAND:

Band ?

OR

New Build Property - Please note, as this property is a new build / plot the council tax band has not yet been assigned.

005 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.

006 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.

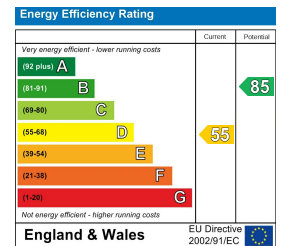


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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