



11 Exley Lane, Elland, HX5 0SW

£250,000

bramleys

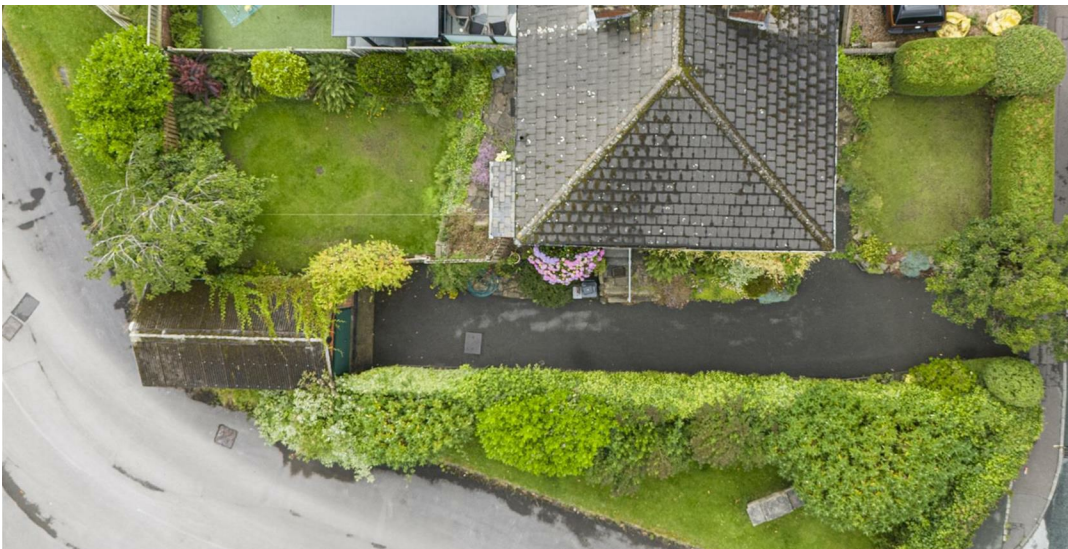
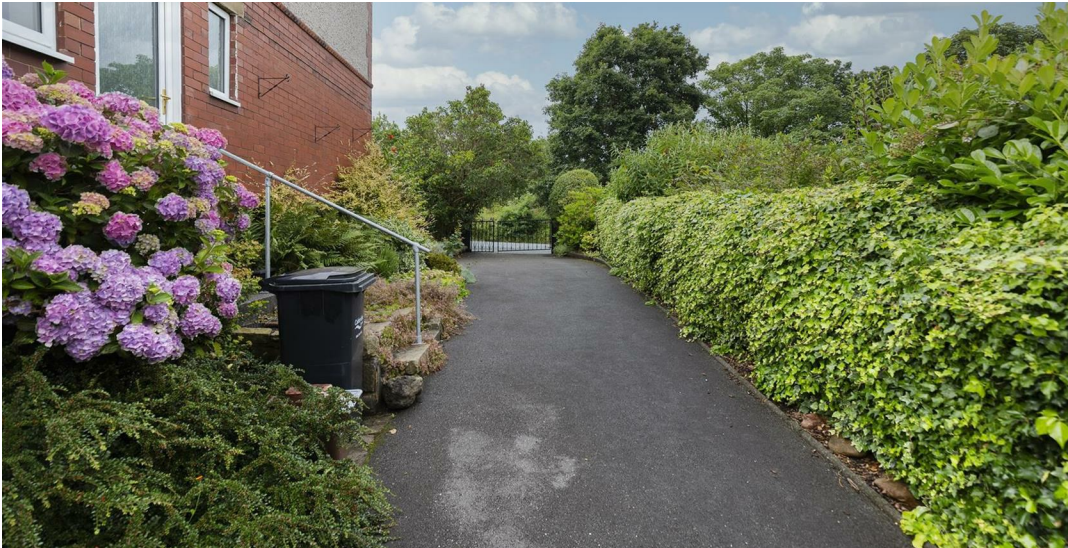
NO UPPER CHAIN

This 3 bedroom, semi-detached property is situated in the popular semi-rural position in Exley. Located on to a generous plot with ample room for extension if desired. With an open aspect to both front and rear, the property would make an ideal purchase for those with a young and growing family and has uPVC double glazing and gas fired central heating.

Externally the property has a driveway providing off road parking, detached single garage and gardens to both the front and rear.

An internal viewing is highly recommended to appreciate the property on offer.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Hall

With spindle rail balustrade staircase rising to the first floor and a central heating radiator.

Lounge

12'0" x 12'7" plus bay (3.66m x 3.84m plus bay)

Having a uPVC double glazed, semi-circular bay window with leaded and coloured glass panels. There is also a central heating radiator, gas and coal effect living flame fire set on to a marble style fire surround and mantel, 3 wall light points, ceiling coving and a central heating radiator.

Dining Room

12'3" x 12'9" (3.73m x 3.89m)

Peacefully situated to the rear of the property, having sliding double glazed patio doors, fitted gas fire and ceiling coving.

Kitchen

13'1" x 5'5" (3.99m x 1.65m)

Having a range of wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with built-in oven, plumbing for an automatic washing machine, Asterite sink unit with mixer taps and side drainer, uPVC double glazed windows and a side access door. There is an access door which leads to the lower ground floor.

LOWER GROUND FLOOR:

Cellar

With power and light points and provides useful additional storage.

FIRST FLOOR:

Landing

With a uPVC double glazed window.

Bedroom 1

12'1" x 11'2" max (3.68m x 3.40m max)

Situated to the front of the property with an open wooded aspect to the front, there is also a central heating radiator, uPVC double glazed window, built-in double wardrobes with hanging and shelving facilities, centre knee hole dressing table with drawer units and cupboards to either side.

Bedroom 2

12'8" x 12'5" (3.86m x 3.78m)

Peacefully situated to the rear of the property, having an open aspect through the uPVC double glazed window. This room also has built-in 4 door wardrobes with hanging and shelving facilities.



Bedroom 3

9'3" max x 7'0" max inc bulk-head (2.82m max x 2.13m max inc bulk-head)

With a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, vanity wash basin with cupboards beneath and panelled bath with overhead Mira shower. There are uPVC double glazed windows to both side and rear, fully tiled walls and combination central heating radiator/towel rail.

OUTSIDE:

The property has wrought iron entrance gates which lead to the tarmacadam driveway with parking for 3/4 vehicles and in turn gives access to the detached brick built garage. The front gardens are lawned with rockery borders and mature hedgerow borders, outside security lighting, water tap and to the rear there are enclosed lawned gardens with timber fencing and mature borders of flowers, bushes and trees.

Garage

With up and over door, power and light points.

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 bridge onto Exley Lane and continue up the hill where the property can be found on the left hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

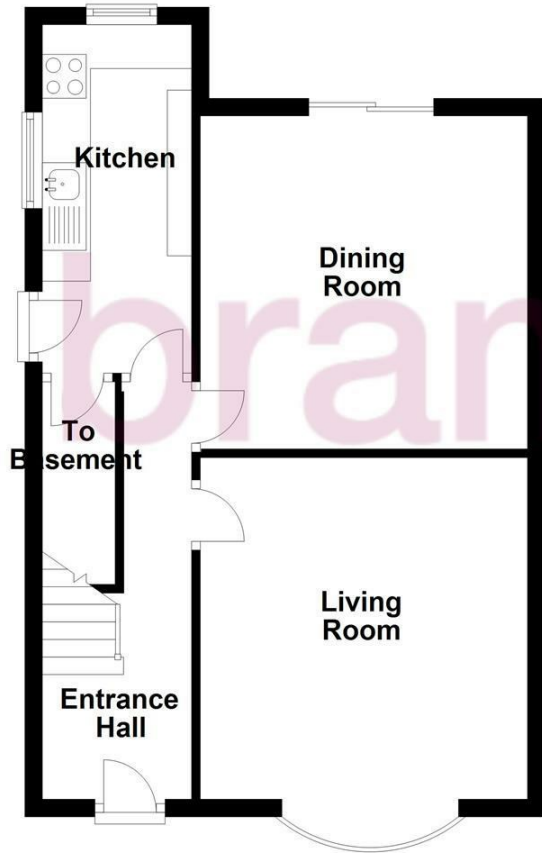
VIEWINGS:

Please call our office to book a viewing on 01422 374811.

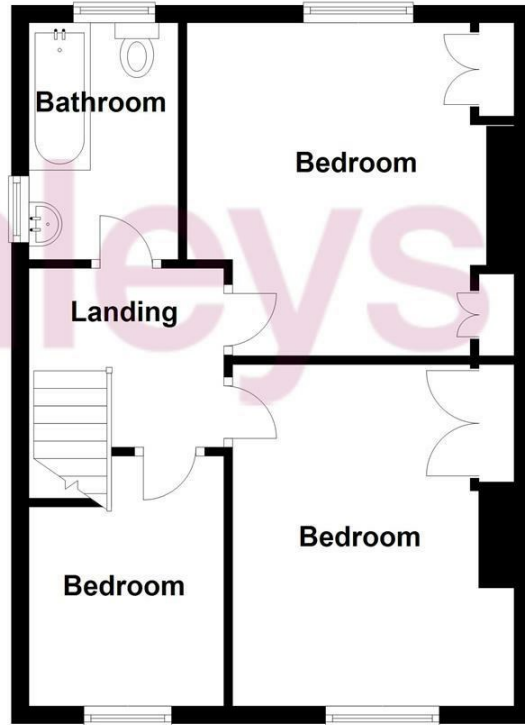




Ground Floor



First Floor



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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

