



7 Northgate, Elland, HX5 0RU
£135,000

bramleys



Nestled in the desirable area of Elland is this charming 2-bedroom end terrace house, a perfect find for those looking to step onto the property ladder. The property boasts a convenient location with easy access to a variety of local amenities, schools, and commuter links, making everyday life a breeze.



Ideal for first-time buyers, this cosy home offers a comfortable living space with two bedrooms and a well-maintained bathroom. The low maintenance patio area to the rear is perfect for enjoying a cup of tea in the morning or unwinding after a long day.

Don't miss out on the opportunity to own this delightful property in Northgate, Elland. Book a viewing today and envision the potential this lovely home has to offer!

GROUND FLOOR

ENTRANCE HALL

Access via an external door into the entrance hall, where there are stairs leading to the first floor landing.

LOUNGE

A good sized room having a double glazed window to the front elevation and a central heating radiator.

KITCHEN

Having a range of gloss fronted wall, drawer and base units with marble effect laminate work surfaces over and a granite sink and drainer unit. Integral appliances include a four ring induction hob, a shoulder level oven and a dishwasher, there is also plumbing for a washing machine and space for a tumble dryer. The kitchen benefits from having twin velux windows to the rear elevation, a uPVC double glazed window and external door to the rear elevation, central heating radiator and an understairs storage cupboard.

FIRST FLOOR

LANDING

Having access to two bedrooms and the house bathroom.

BEDROOM 1

Enjoying two built in wardrobes with hanging and shelving space, a central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM 2

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

BATHROOM

A three piece suite comprising of a low flush w.c, wall hung wash hand basin and a panelled bath with rainfall shower and a shower head attachment. There is tiling to the floor and full ceiling height, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.





OUTSIDE

Front external : Having access to the rear elevation through a passageway to the side of the property.

Rear external : To the rear, the property benefits from a low maintenance flagged patio area, which in turn leads to the outbuilding. Having part wall and fenced boundaries.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

Band: A

MORTGAGES:

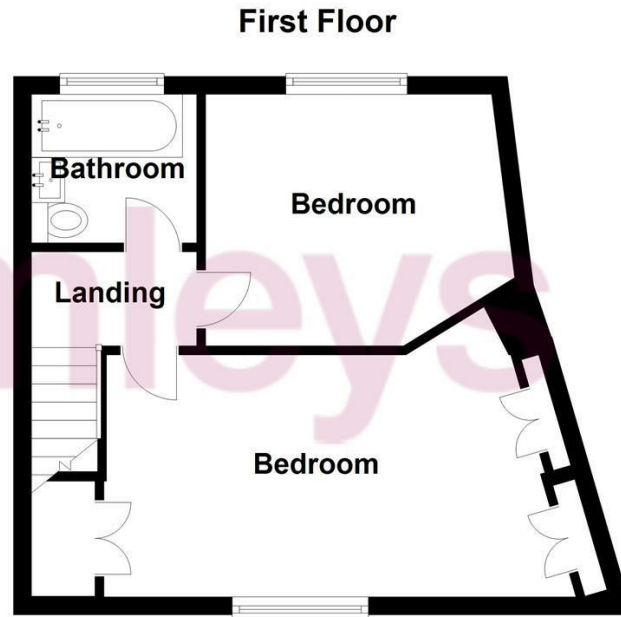
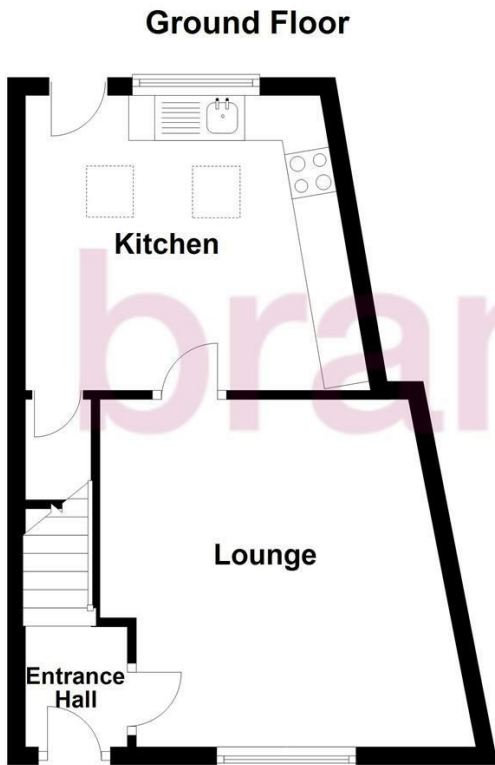
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







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	

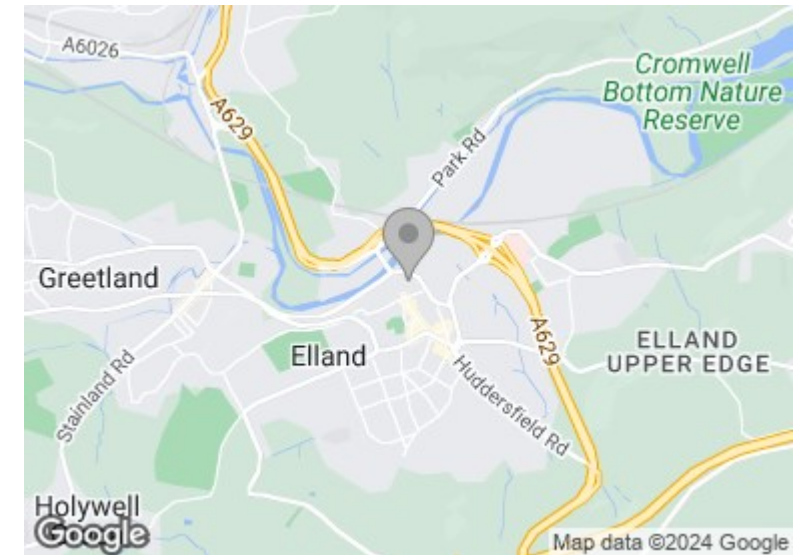
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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