



98 Elland Lane, Elland, HX5 9ER

£80,000

bramleys





Tucked away within this small cul-de-sac in the popular Lower Edge area of Elland is this two-bedroom mid-terrace property, which is in need of modernisation. The spacious accommodation comprises, in brief, an entrance porch, entrance vestibule, lounge, dining kitchen, utility room, two first-floor double bedrooms, and a bathroom. Externally, the property offers off-road parking to the front and an enclosed rear garden with a larger section of garden beyond. The property is well-located for various local amenities, including well-regarded local schools, and offers convenient access to the M62 motorway network, making commuting to Leeds and Manchester possible.



GROUND FLOOR

Entrance Porch

With further door leading to the entrance hall.

Entrance Hall

With staircase rising to the first floor and a door leading to the lounge.

Lounge

12'9 x 12'8 (3.89m x 3.86m)

The room features a central heating radiator and a UPVC double-glazed window on the front elevation. It also includes a gas fire set in a tiled fireplace and a door leading to a useful under-stair storage cupboard.

Dining Kitchen

11'5 x 10'10 (3.48m x 3.30m)

The kitchen is equipped with a range of base units, working surfaces, and an inset stainless steel sink with a side drainer. It also features a gas fire set in a tiled fireplace, an additional central heating radiator, a useful pantry, and a UPVC double-glazed window on the rear elevation.

Rear Lobby / Utility

7'7 x 4'9 (2.31m x 1.45m)

With a built-in cupboard, shelving, a gas cooker point, and an external door leading to the rear garden.

FIRST FLOOR

Landing

Having a loft access point.

Master Bedroom

15'11 max x 12'10 max (4.85m max x 3.91m max)

A spacious double bedroom located at the front of the property, featuring a central heating radiator and two UPVC double-glazed windows. This room offers the potential to be divided, allowing for three-bedroom accommodation, subject to the necessary consents.

Bedroom 2

11'7 max x 9'8 max (3.53m max x 2.95m max)

A generously sized second bedroom featuring a central heating radiator and a UPVC double-glazed window overlooking the rear.

Bathroom

Furnished with a three-piece colored suite comprising a low flush WC, a pedestal wash basin, and a paneled bath with a shower over it. Additionally, there is a UPVC window.



Outside

To the front of the property, there is a gated driveway providing off-road parking and a footpath leading to the front entrance door. To the rear is an enclosed garden area, and beyond the footpath is an additional section of garden that belongs to this property.

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 by Southgate and at the roundabout turn left onto the Elland-Riorges link. Proceed straight ahead at the next roundabout and on reaching the figure of eight roundabout, take the third exit onto Elland Lane. Proceed up the hill, past the hospital and immediately after passing the convenience store, turn right into a small cul-de-sac where the property can be found on the right-hand side and identified by the Bramleys for sale board.

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.

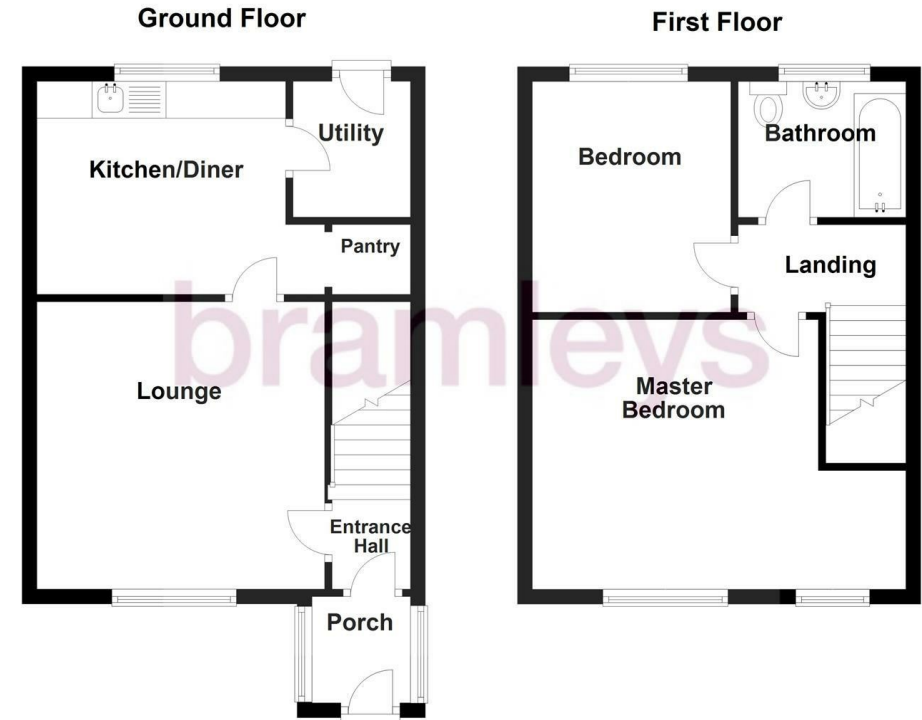
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Elland/Halifax Properties: 01422 374811



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
Very energy efficient - lower running costs			
(112 plus)	A		
(81-111)	B		80
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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