



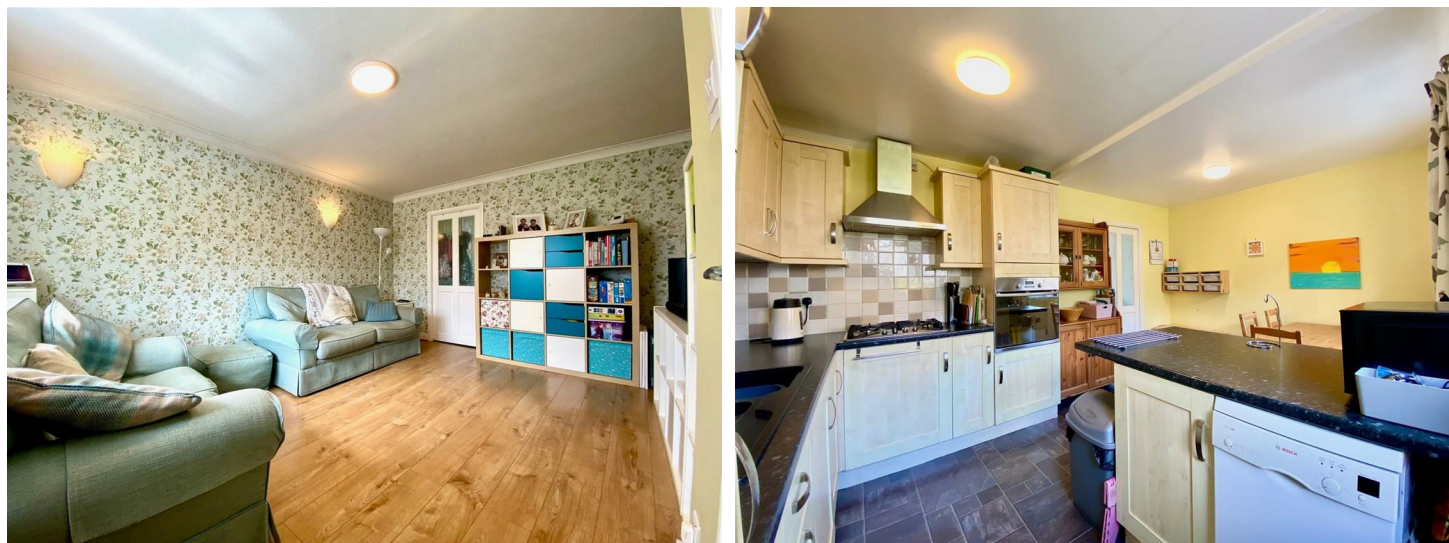
55 Caldercroft, Elland, HX5 9AY  
£250,000

bramleys

Positioned in the desirable area of Elland is this charming 4-bedroom semi-detached house. Spread across three floors, this property offers ample space for a growing family to create a home, with off-street parking provided by a driveway and garage, convenience is at the forefront of this residence.

The location of this property is truly unbeatable, with local amenities, schools, and commuter links all within easy reach. Whether it's a quick trip to the shops, a school run, or a commute to work, everything is just a stone's throw away.

If you're a family buyer in search of a property with great potential, look no further. This house is not just a place to live, but a canvas on which to paint your future memories. Don't miss out on the opportunity to make this house your home.





## GROUND FLOOR:

Enter the property via a uPVC double glazed door into:-

### Entrance Hall

Where there is a central heating radiator, uPVC double glazed window to the side elevation and stairs leading up to the first floor landing.

### Lounge

11'10" x 15'5" (3.61m x 4.70m)

There is a central heating radiator, useful under stair storage cupboard and a uPVC double glazed window to the front elevation.

### Kitchen

9'10" x 14'11" (3.00m x 4.55m)

Comprising a range of wall, drawer and base units with laminate roll top work surfaces and a 1.5 bowl sink and drainer unit. There are also tiled splashbacks, a uPVC double glazed window alongside a uPVC double glazed door to the rear elevation. Integral appliances include a 4 ring gas hob with extractor hood over, a shoulder level oven and a fridge freezer.

## FIRST FLOOR:

### Landing

There is a uPVC double glazed window to the side elevation and stairs elevating to the second floor landing.

### Bedroom 1

8'4" x 11'11" (2.54m x 3.63m)

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

### Bedroom 2

8'4" x 13'5" (2.54m x 4.09m)

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

### Bedroom 3

6'3" x 7'5" (1.91m x 2.26m)

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



## Bathroom

Furnished with a 3 piece suite comprising low flush WC, wash hand basin with vanity unit under and a panelled bath with showerhead attachment. There are also tiled splashbacks, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

## SECOND FLOOR:

### Landing

Having a uPVC velux window to the front elevation.

### Bedroom 4

11'5" max x 17'8" max (3.48m max x 5.38m max)  
Fitted with a central heating radiator, a uPVC double glazed window to the rear elevation and uPVC velux window to the front elevation.

### Office

6'0" x 7'0" (1.83m x 2.13m)

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

## OUTSIDE:

To the rear, there is a flagged patio area ideal for alfresco dining and steps leading up to the garden enclosed by fencing and wall boundaries. There is also a flagged pathway leading from the front of the property down to the garage door and rear garden. To the front, there is a flagged patio area with low maintenance garden and steps leading up to the front door.

### Garage

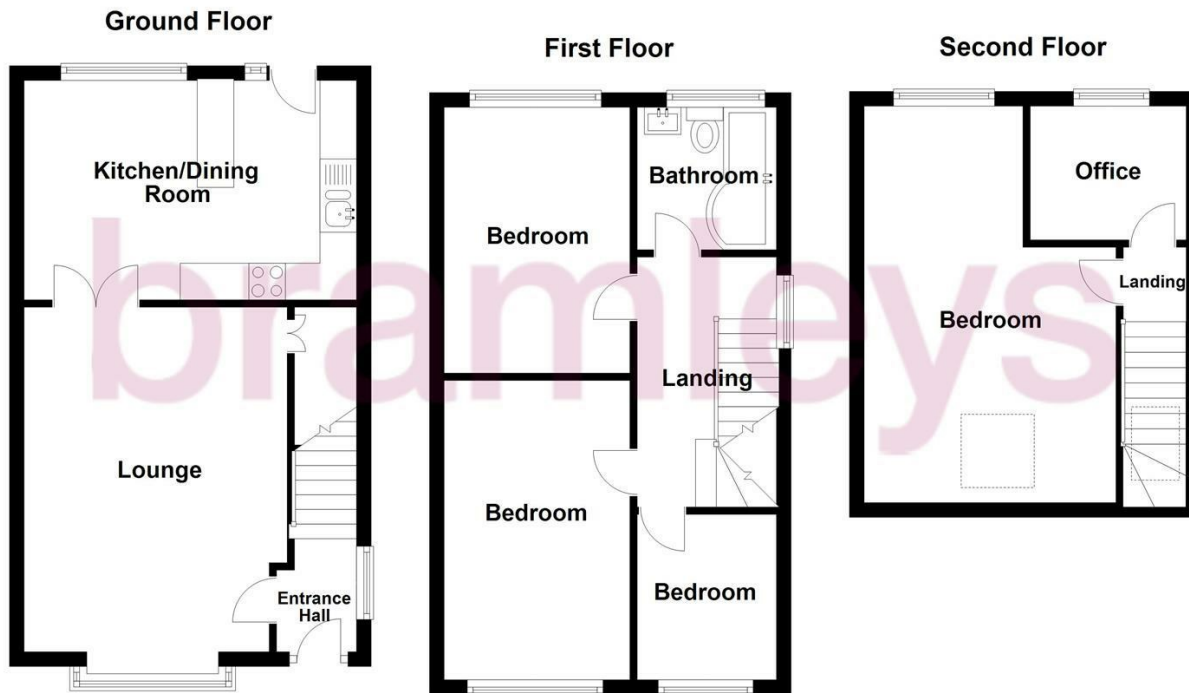
8'3" x 16'5" (2.51m x 5.00m)

Fitted with an up and over door, lighting, a uPVC double glazed door and space and plumbing for a washing machine and tumble dryer.









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