



13 Plains Lane, Elland, HX5 9HS
£135,000

bramleys





This mid through terraced property offers spacious 2 bedroomed accommodation and enjoys fantastic views to the rear of surrounding fields and countryside. Having uPVC double glazing and a gas fired central heating system, this property would make an ideal purchase for the first time buyer or investor alike. Conveniently situated for access to the amenities within Elland town centre, as well as transport links to Halifax and Huddersfield, together with the M62 motorway network. Externally there are garden areas to both front and rear, together with internal accommodation briefly comprising:- entrance hall, lounge, open plan dining kitchen, first floor landing, 2 bedrooms and separate shower room, with the potential to create 3 bedroom accommodation (subject to any necessary building consents). An internal inspection is highly recommended.

Energy Rating: TBA

GROUND FLOOR:

Enter the property via a uPVC external door.

Entrance Vestibule

Having a central heating radiator and staircase rising to the first floor. A door leads through to the lounge.

Lounge

15'2" x 14'5" max (4.62m x 4.39m max)

This spacious reception room is positioned to the front of the property, having an inset living flame gas fire set to a granite back cloth and hearth with timber surround. There is ceiling coving, 2 arched alcoves, central heating radiator and uPVC window to the front elevation.

Dining Area

17'6" x 7'2" max (5.33m x 2.18m max)

A spacious dining area having a central heating radiator with

ceiling coving and dado rail decor. Being open to the rear porch which has a uPVC external door and window to the side also open plan into the kitchen.

Kitchen Area

10'4" x 6'2" max (3.15m x 1.88m max)

The kitchen is fitted with a range of matching wall and base units with tiled working surfaces and an inset 1.5 bowl sink with side drainer and mixer tap. There is space for a washing machine, as well as under counter fridge/freezer space and extending into the dining area where there is a 4 burner gas hob with electric oven beneath and a fitted extractor canopy. uPVC windows overlook the rear garden and a further door gives access to the cellar.

Rear Porch

Positioned to the rear of the property and having uPVC

windows looking out onto the rear garden and enjoying the far reaching views beyond.

LOWER GROUND FLOOR:

Cellar area providing additional storage.

FIRST FLOOR:

Landing

Master Bedroom

11'10" x 13'1" max (to the wardrobes) (3.61m x 3.99m max (to the wardrobes))

Having a range of fitted cupboards and sliding wardrobes to one wall. This generous double bedroom, has 2 uPVC windows to the front elevation, 2 central heating radiators and offers the potential to split into 2 separate bedrooms subject to any necessary planning consents.



Bedroom 2

10'4" x 7'5" (3.15m x 2.26m)

Positioned to the rear of the property and having fantastic far reaching views to the rear through a uPVC window. There is also a central heating radiator.

Bathroom

Furnished in a 3 piece suite comprising a low flush WC, pedestal wash hand basin and a corner shower unit with thermostatic shower. The walls are part tiled with ceiling coving, a central heating radiator and uPVC window.

OUTSIDE:

To the front of the property there is a paved garden area and to the rear, there is a further enclosed garden which comprises of a lawned area and shed, which also offers the opportunity for off road parking.

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 Elland via Southgate and turn left at the roundabout onto the Elland Riorges Link, at the next roundabout turn left onto Briggate and follow this road round, crossing over Elland bridge and keep right on the bend onto Park Road. Shortly after passing the Valley Mill Apartments on your left, turn left onto Plains Lane where the property can be found on the

left hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

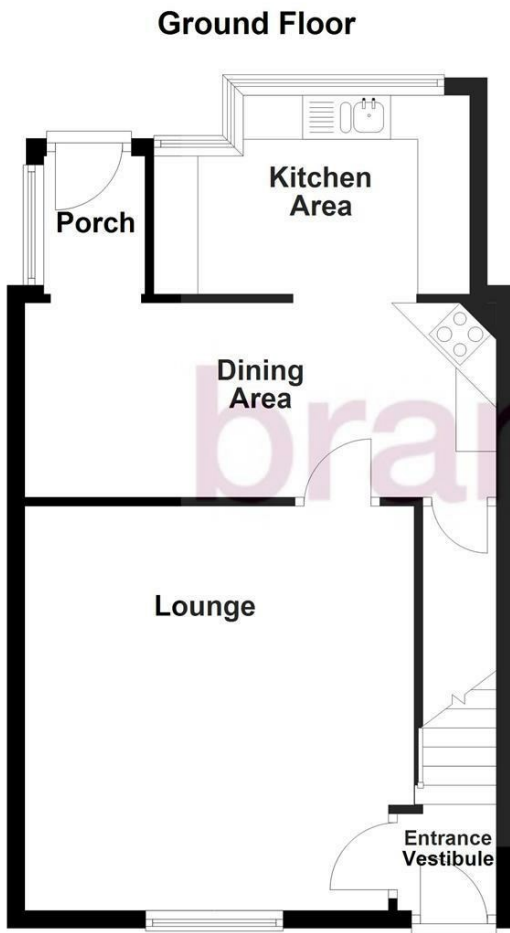
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(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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