



3 South Lane Gardens, Elland, HX5 0HS  
£185,000

bramleys





A brick built 1 bedroom bungalow conveniently situated in the desirable area of Elland, being a short distance away from the centre, and having access to the M62 Motorway network, this home would be an ideal purchase for those looking to retire or needing single story accomodation.

Currently the home consists of 3 reception rooms, 1 bedroom, kitchen and shower room but there is the posibilty of reconfiguring the layout to create 2 bedrooms.

The home benefits from a sizeable driveway which provides off street parking for multiple cars, with the addition of a detached garage, and enjoying low maintenace gardens to the front and rear.





## GROUND FLOOR

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

### ENTRANCE VESTIBULE

### LOUNGE

12'7" x 14'0" (3.84m x 4.27m)

Having marble effect fire surround and mantel, central heating radiator, uPVC double glazed window, 2 wall light points and ceiling coving.

### DINING ROOM

9'2" x 10'11" (2.79m x 3.33m)

Situated to the rear of the property, having a central heating radiator, ceiling coving and a uPVC double glazed window.

### BEDROOM

3'30 x 3'81 max / 3'05 min (0.91m x 0.91m max / 1.04m min)

The bedroom is fitted with a central heating radiator and uPVC double glazed window.

## KITCHEN

11'6" x 7'6" (3.51m x 2.29m')

Having a range of matching wall and base units with laminated working surfaces, part tiled walls and fully tiled floor. There are a range of integrated appliances to include 4 ring gas hob with overhead extractor fan and light, split level oven and grill, fridge and freezer. The kitchen has plumbing for an automatic washing machine, inset stainless steel sink with mixer tap and side drainer, breakfast bar, central heating radiator and a uPVC double glazed window. A timber and glazed door gives access to the conservatory.

### SHOWER ROOM

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and double width shower cubicle with rainwater shower head and additional hose attachment. There are fully tiled walls and floor, central heating radiator and uPVC double glazed window.

### CONSERVATORY

Situated to the rear of the property and set on to a brick base, there are uPVC double glazed windows to 3 sides with far reaching views, a central heating radiator and uPVC double glazed French doors which give access to the rear patio. There is a built in working surface with space beneath for an automatic washing machine with access to plumbing.







## OUTSIDE

To the front of the property there are wrought iron gates which lead to a block paved driveway with adjacent Astro turf and surrounding flowerbeds and rockery. To the rear there is a flagged patio, shaped lawned gardens, flowerbeds and detached single garage with up and over door, together with private side access door.

## 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 via Victoria Road to the roundabout and take the 2nd exit onto Huddersfield Road. Bear right onto South Lane proceed up South Lane and South Lane Gardens can be found as a turning to the left with the subject property being found on the left hand side identified by our Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band B

## 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.

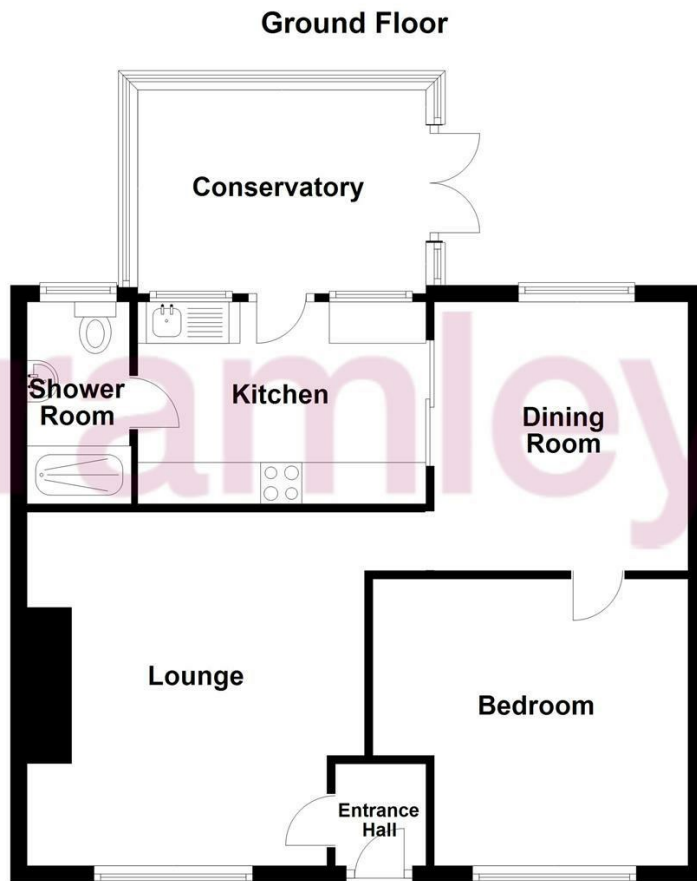
## ONLINE CONVEYANCING SERVICES:




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  |
| 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 |   |  |
| England & Wales                             |   | EU Directive<br>2002/91/EC  |

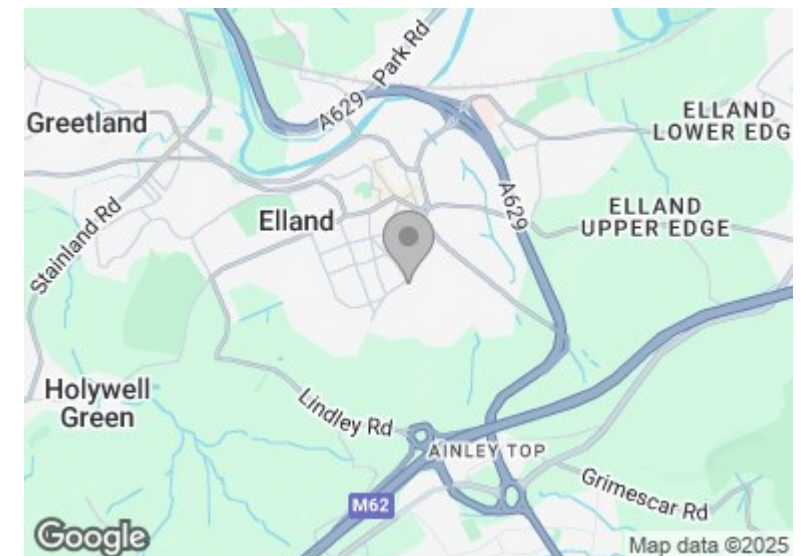
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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