



20 Crestfield Avenue, Elland, HX5 0LN

£240,000

bramleys



This three-bedroom semi-detached property is located in the sought-after area of Elland, offering easy access to local amenities, schools, and excellent commuter links to Elland town centre and the M62. An ideal opportunity for a family looking to create their own space, the home features a spacious driveway with off-street parking for multiple vehicles and a generous rear garden.

Offered for sale with No upper chain and potential for extension (subject to planning permission), this property is sure to impress. The accommodation briefly comprises a lounge, dining kitchen, three bedrooms, and a family bathroom.

GROUND FLOOR

ENTRANCE HALL

Access via a door into the entrance hall, where there is a central heating radiator, uPVC double glazed window to the front elevation and stairs leading to the first floor landing.

LOUNGE

11'10 x 11'10 (3.61m x 3.61m)

The focal point of the room is the coal effect electric fireplace with decorative mantle and surround. There is a central heating radiator and a uPVC double glazed bay window to the front elevation.

DINING KITCHEN

18'3 x 12'1 (5.56m x 3.68m)

Enjoying a range of wall, drawer and base units with work surfaces over, and having a stainless steel sink and drainer unit with tiling to the splashbacks. Integral appliances include a 5 ring gas hob with oven and extractor hood over, dishwasher, and there is plumbing for a washing machine and space for a tumble dryer/fridge freezer. With two uPVC double glazed windows to



the rear elevation, uPVC double glazed French doors to the rear elevation and an external door to the side elevation. Having an under stairs storage cupboard with a window to the side elevation.

FIRST FLOOR

LANDING

Having a uPVC double glazed window to the side elevation and access to the loft via a loft hatch.

BEDROOM 1

11'6 x 11'3 (3.51m x 3.43m)

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

BEDROOM 2

11'6 x 10' (3.51m x 3.05m)

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

BEDROOM 3

8'1 max x 6'11 max (2.46m max x 2.11m max)

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





OUTSIDE

FRONT EXTERNAL: To the front of the property there is a paved driveway, which provides off street parking for multiple cars, the driveway stretches down the side of the property which in turn provides further parking.

REAR EXTERNAL: The property boasts a sizeable rear garden, having a decked area, gardens laid to lawn and patio/pebble dashed area.

001 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.

002 DIRECTIONS:

From our Elland office proceed up Victoria Road bearing left on the bend continuing up in the direction of the Brooksbank High School before reaching the school turn left onto Elsinore Avenue and then right onto Crestfield Avenue. This property can be found on the right hand side and can be identified by our 'for sale' board.

003 TENURE:

Freehold

004 COUNCIL TAX BAND:

Band C

005 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.**

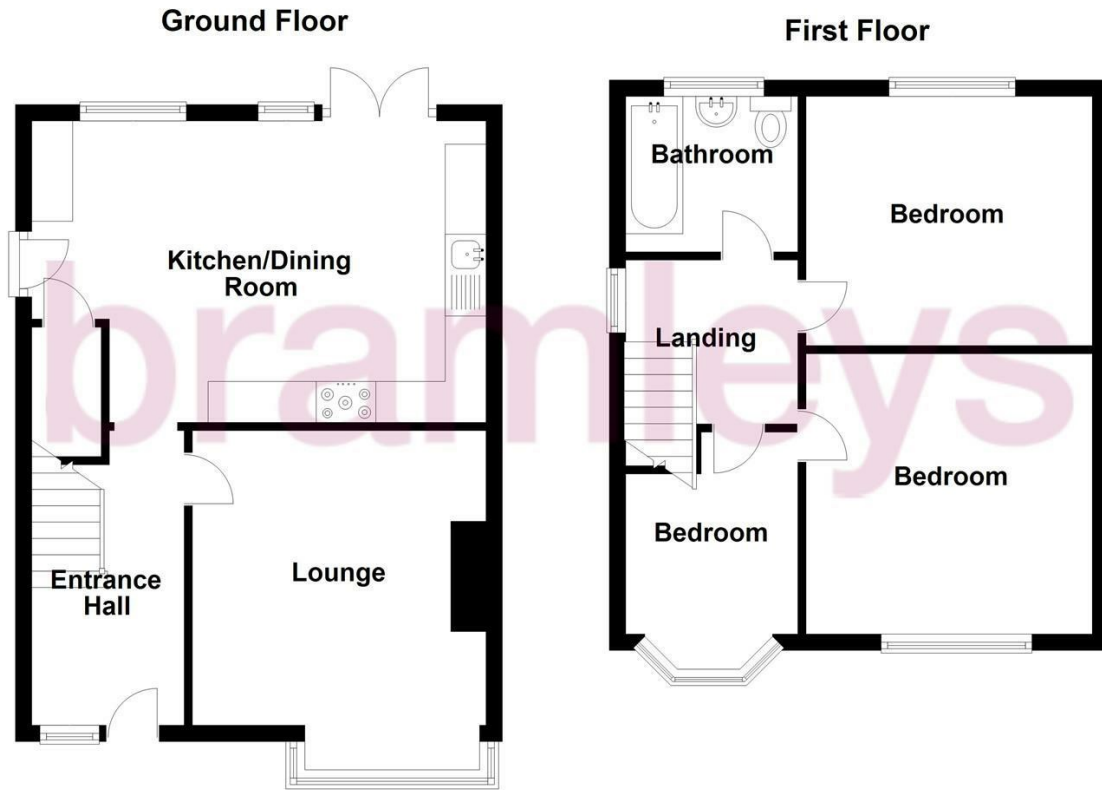
006 ONLINE CONVEYANCING SERVICES:

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) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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