



Apartment 16, Westbury Fold Westbury Street, Elland, HX5 9AL

£75,000

**bramleys**



This first floor open plan apartment provides a perfect starter home or investment opportunity located on the outskirts of Elland town centre with a lift and car parking. It offers well maintained 2 bedroomed accommodation with modern fixtures and fittings throughout, double glazing and gas fired central heating. Elland offers a wide variety of amenities and the larger towns of Huddersfield and Halifax are also within close proximity together with access to the M62 motorway network.

Energy Rating: B







#### **GROUND FLOOR:**

Enter via a communal entrance door and proceed up to the first floor.

#### **FIRST FLOOR:**

Enter via an external door into:-

#### **Entrance Hall**

Having a telephone entry system.

#### **Living Kitchen**

21'11" max x 19'3" max (6.68m max x 5.87m max )

A spacious open plan living kitchen area, occupying a corner position with full height windows providing plenty of natural light and a uPVC door which opens onto a corner balcony area. The living area has a central heating radiator and there is wood effect laminate flooring throughout. The kitchen area is fitted with a range of matching wall and base units with complementary working surfaces and an inset stainless steel sink with side drainer and mixer tap. Built into the kitchen is a 4 ring electric hob with electric oven beneath and fitted extractor canopy, having space and plumbing for a washing machine and a cupboard houses the central heating boiler.

#### **Master Bedroom**

15'2" x 8'3" (4.62m x 2.51m)

A good sized double bedroom,

having a central heating radiator and uPVC double glazed window.

#### **Bedroom 2**

11'6" x 8'5" (3.51m x 2.57m)

Having a uPVC double glazed window and central heating radiator.

#### **Bathroom**

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash hand basin and paneled bath with tiling and a overhead thermostatic shower. There is a central heating radiator.

#### **OUTSIDE:**

Having an allocated parking space

#### **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 Bramleys travelling down Victoria Road, then turn right at the bend. Continue to the roundabout turning left onto the Elland Riorges Link, then immediately right onto Dewsbury Road. Turn left onto Westbury Street where the car park can be found as a first turning on the right hand side.

#### **TENURE:**

Leasehold - Term: 125 years from 13/01/09

#### **COUNCIL TAX BAND:**

B

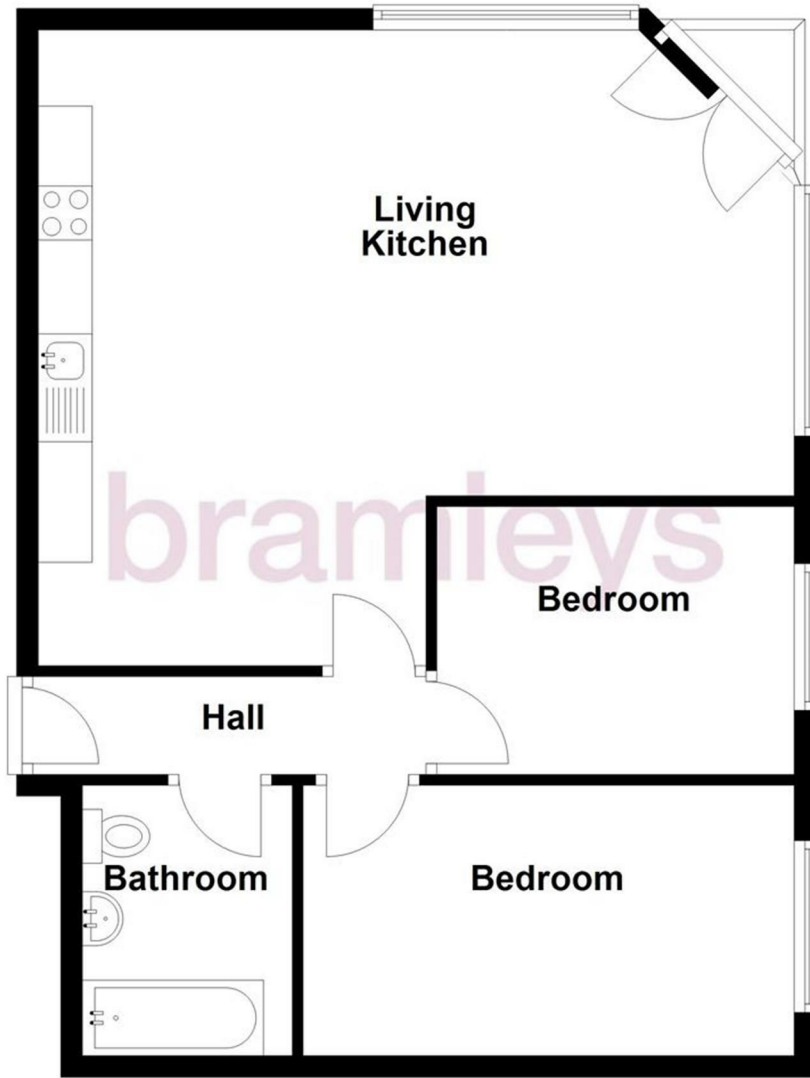
#### **MORTGAGES:**

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.

# Ground Floor



**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>	82	82
(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

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