



13 Park Avenue, Elland, HX5 0BA  
£155,000

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Nestled in the sought-after area of Park Avenue, Elland, this charming three-bedroom end terrace house presents an excellent opportunity for first-time buyers, investors, or families seeking a new home. The property boasts a spacious layout, featuring three well-proportioned bedrooms and a bathroom, providing ample space for comfortable living.

One of the standout features of this residence is the stunning far-reaching views to the rear, offering a picturesque backdrop that enhances the overall appeal of the home. The property is offered with vacant possession and no upper chain, allowing for a smooth transition for the new owners.



While the house is in need of modernisation, this presents a fantastic chance for buyers to personalise the space to their taste and create their dream home. The potential for improvement is significant, making it an exciting project for those looking to invest in a property with character.

Conveniently located, this home is just a stone's throw away from local amenities, schools, and the vibrant Elland centre. Additionally, excellent commuter links ensure that you are well-connected to surrounding areas, making it an ideal choice for those who travel for work or leisure.

In summary, this three-bedroom end terrace house on Park Avenue is a promising opportunity for anyone looking to make their mark in a desirable location. With its potential for modernisation and its prime position, it is not to be missed.

## GROUND FLOOR

### ENTRANCE

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

### LOUNGE

10'11 x 14'10 (3.33m x 4.52m)

A good sized lounge, having a central heating radiator, a uPVC double glazed window to the front elevation and an electric fireplace set into a decorative mantel and surround.

### KITCHEN

6'10 x 8'5 (2.08m x 2.57m)

With a range of wall and base units, laminate roll top work surfaces, a one and a half bowl stainless steel sink and drainer unit and having tiled splashbacks. There is plumbing for a washing machine, space for a fridge/freezer, a uPVC double glazed door leading to the rear garden and a uPVC double glazed window to the rear elevation.

## DINING ROOM

11'1 x 8'5 (3.38m x 2.57m)

The focal point of the room is the coal effect electric fireplace with mantel and surround, there is also a central heating radiator and uPVC double glazed French doors to the rear elevation.

## FIRST FLOOR

### LANDING

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

### BEDROOM

11'5 x 14'9 (3.48m x 4.50m)

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

### BEDROOM

10'8 x 8'7 (3.25m x 2.62m)

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

### BEDROOM

7'4 x 8'11 (2.24m x 2.72m)

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





### BATHROOM

A three piece suite comprising of a low flush w.c, wash hand basin with vanity unit and panelled bath with showerhead attachment. There is a heated towel rail, a uPVC double glazed obscure window to the rear elevation and a useful storage cupboard with shelving, which also houses the boiler.

### EXTERNAL

To the front, there is a flagged pathway and a low maintenance garden with shrub borders.

To the rear, the property enjoys far reaching views across fields and has decorative flagging with wall boundaries. There is also a flagged pathway with rights of access for the neighbouring property.

### 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.

### 003 TENURE:

Freehold

### 004 COUNCIL TAX BAND:

TBC

### 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.

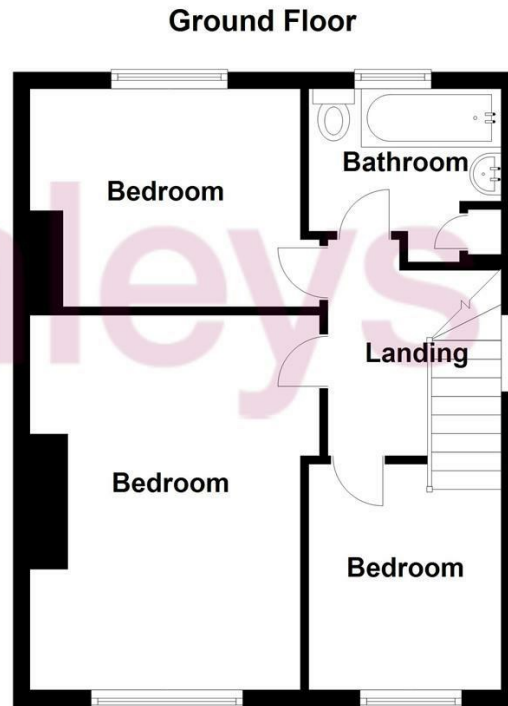
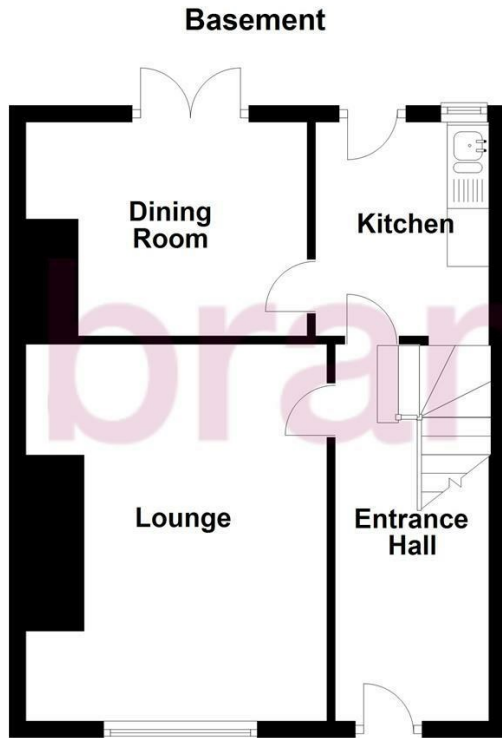
### 006 ONLINE CONVEYANCING SERVICES:

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



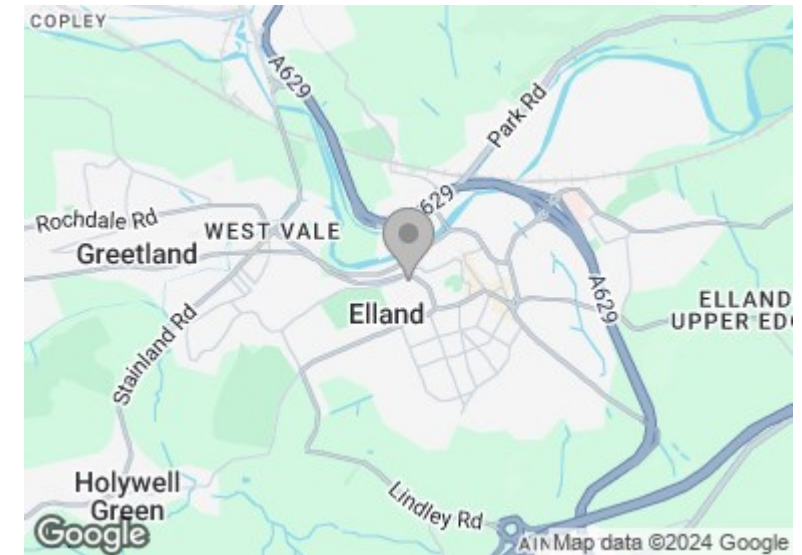
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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