

Peter David

Properties Ltd

Residential Sales and Lettings



2 Bean Street

Elland, HX5 9PA

£120,000



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*** Reduced to £120,000 for a quick sale***

Ideal for FIRST TIME BUYERS AND INVESTORS! This WELL PRESENTED TWO BEDROOM CHARACTER HOME is ideally located close to Elland and Brighouse with bus links to Huddersfield and Halifax.

The home comprises a large living room, a basement kitchen, two bedrooms and a family bathroom. There is a yard to the front of the home with a small car park to the side of the property providing the option for off road parking.

Entrance Hall

Providing access to the living room and up stairs.

Living Room

A spacious living room with dual windows overlooking the front of the property. Laminate flooring and white walls keep the room light and airy and there is space for a feature fireplace.

Kitchen

The basement kitchen has tiled flooring and period stone shelving, with light worktops and wood effect facias. There are windows providing natural light and an additional utility / pantry space which is partitioned.

Bedroom One

A double bedroom overlooking the front of the property with carpets and magnolia walls.

Bedroom Two

A single bedroom with magnolia walls and fitted carpet.

Bathroom

A bathtub with overhead shower, sink and w/c. Ceiling spotlights and magnolia colour scheme.

Loft

There is a sizeable loft accessed through a small hatch which could be utilised for storage or further development.

External

A small flagged yard to the front of the property provides space to sit out on sunny days. There is also off road parking spaces next to the property which does not belong to the house but provides space to park off the main road and can be used by neighbouring properties.

Directions

For Satnav please use the postcode HX5 9PA

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay

in agreeing the sale.

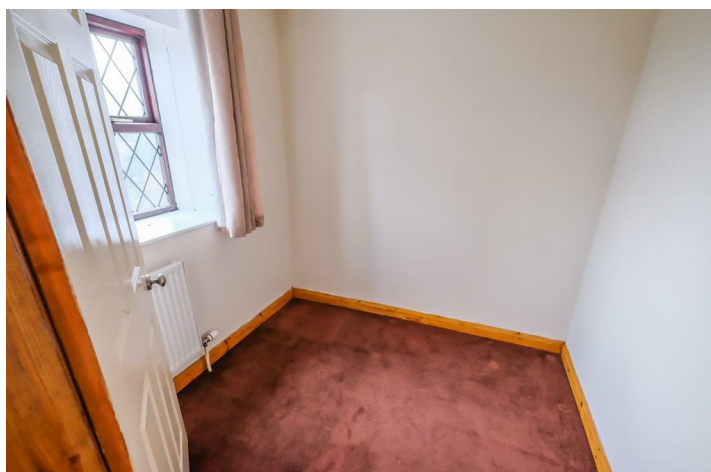
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

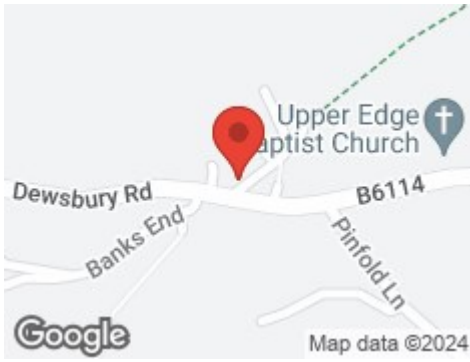
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION

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Road Map



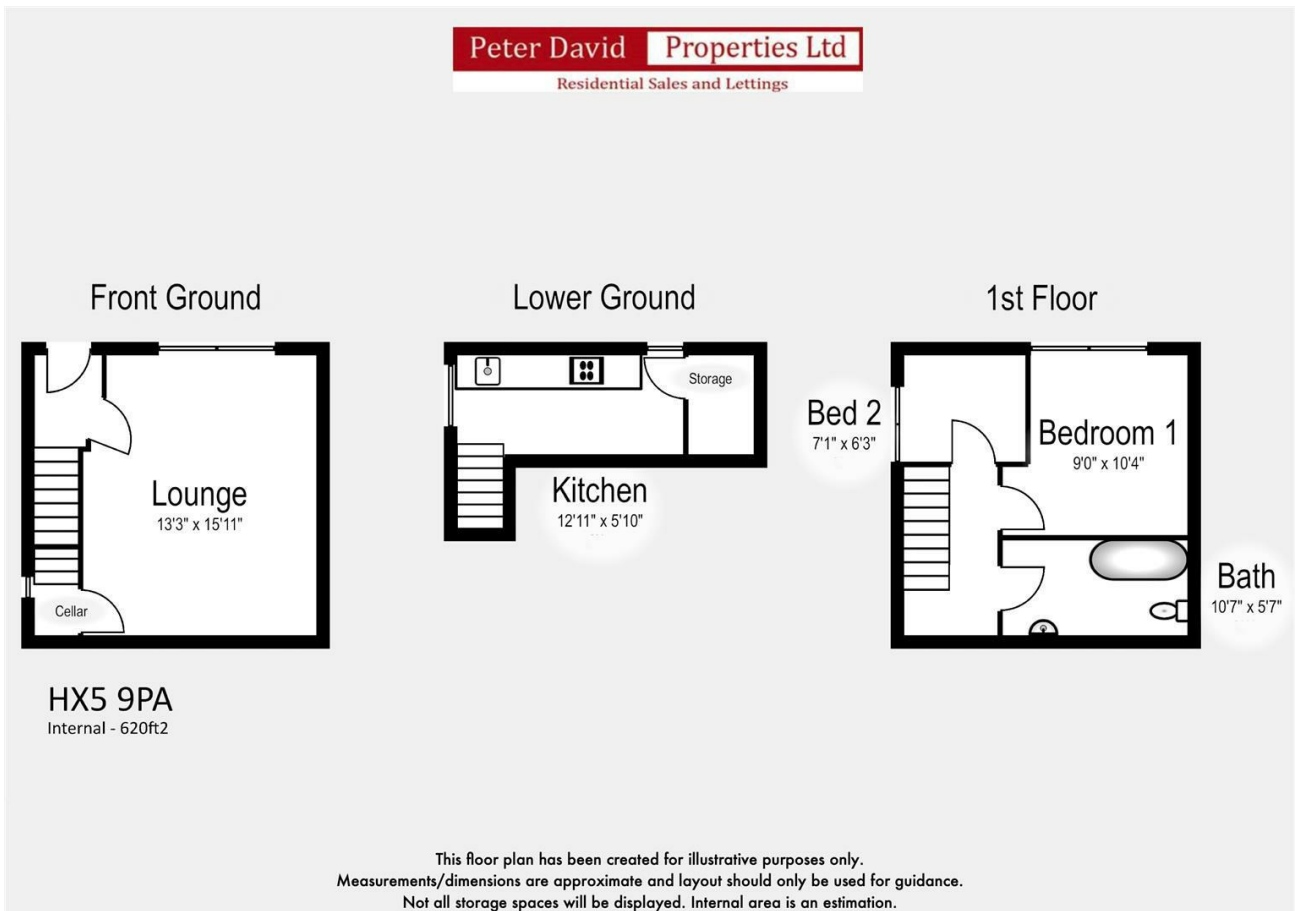
Hybrid Map



Terrain Map



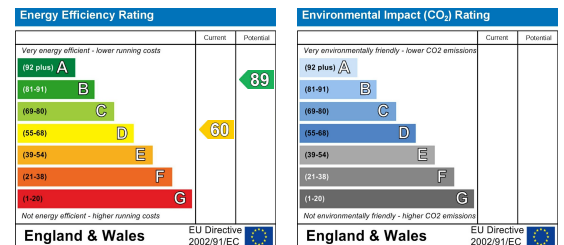
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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