



14 Crestfield Road, Elland, HX5 0LR
£280,000

bramleys



SOLD WITH NO ONWARD CHAIN!

Situated within a popular residential area of Elland, this deceptively spacious semi-detached bungalow has been thoughtfully extended by way of a loft conversion, creating flexible accommodation ideally suited to a range of purchasers. The property is modern and beautifully presented throughout and features a generous lounge diner, modern fitted kitchen with integrated Bosch appliances, versatile second reception room, ground floor bedroom, conservatory and contemporary ground floor shower room, together with an impressive first floor master bedroom with en suite bathroom. Offering the option of predominantly ground floor living whilst benefiting from additional first floor accommodation, the property is conveniently positioned for local amenities, well-regarded schools and excellent transport links.

GROUND FLOOR:

Kitchen

15'0" max x 8'11" max (4.57m max x 2.72m max)

Accessed via a uPVC external door, the kitchen is fitted with a modern range of matching wall and base units with complementary work surfaces and tiled splashbacks. Incorporating a one and a half bowl stainless steel sink with side drainer and mixer tap, the kitchen benefits from an integrated Bosch double electric oven, Bosch electric hob with extractor canopy, Bosch fridge freezer, Bosch washing machine and integrated White Knight tumble dryer. Finished with plinth and under-cupboard lighting, inset ceiling spotlights, central heating radiator and uPVC windows to the front and side elevations.

Inner Hallway

Lounge Diner

16'11" x 11'5" (5.16m x 3.48m)

A spacious and well-presented reception room featuring a large uPVC window overlooking the front garden, ceiling coving, four wall light points and a contemporary pebble-effect living flame fire creating an attractive focal point. A central heating radiator completes the room.

Bedroom

12'11" x 11'6" max (3.94m x 3.51m max)

A generous double bedroom positioned on the ground floor, offering flexibility to suit a variety of needs. Featuring a uPVC window overlooking the rear garden, central heating radiator, ceiling coving and two wall light points.



Shower Room

Fitted with a contemporary three-piece white suite comprising a low flush WC, vanity wash hand basin and corner shower enclosure with thermostatic shower. Finished with wall panelling, inset ceiling spotlights, chrome ladder-style heated towel rail and double glazed side window.

Sitting/Dining Room

12'0" max x 8'8" max (3.66m max x 2.64m max)

A versatile reception room currently used as a sitting room but equally suitable as a dining room, home office or hobby room. Having ceiling coving, central heating radiator and staircase rising to the first floor, together with uPVC French doors leading into the conservatory.

Conservatory

12'0" x 9'8" (3.66m x 2.95m)

A spacious uPVC double glazed conservatory of dwarf wall construction, enjoying pleasant views over the rear garden. Having one central heating radiator, wall light point and a uPVC external door providing direct access to the rear garden.

FIRST FLOOR:

Landing

Having a Velux skylight window providing natural light.





COUNCIL TAX BAND:

Band C

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.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811

Master Bedroom

19'8" max x 11'6" max (5.99m max x 3.51m max)

A superb principal bedroom offering excellent proportions, featuring two Velux skylight windows, two central heating radiators, inset ceiling spotlights and useful under-eaves storage. A door leads through to the adjoining en suite bathroom.

En Suite Bathroom

11'2" x 8'7" (3.40m x 2.62m)

A spacious contemporary bathroom furnished with a modern four-piece suite comprising a low flush WC, vanity wash hand basin, panelled bath and separate shower enclosure with thermostatic shower. Complemented by part tiled walls, inset ceiling spotlights, central heating radiator and uPVC double glazed side window.

OUTSIDE:

To the front of the property is a garden area which is well stocked with flowers and shrubs. A generous driveway leads to a detached garage which has an up and over door, power and light. The rear garden is paved with a variety of shrub and flower borders.

BOUNDARIES & OWNERSHIPS:

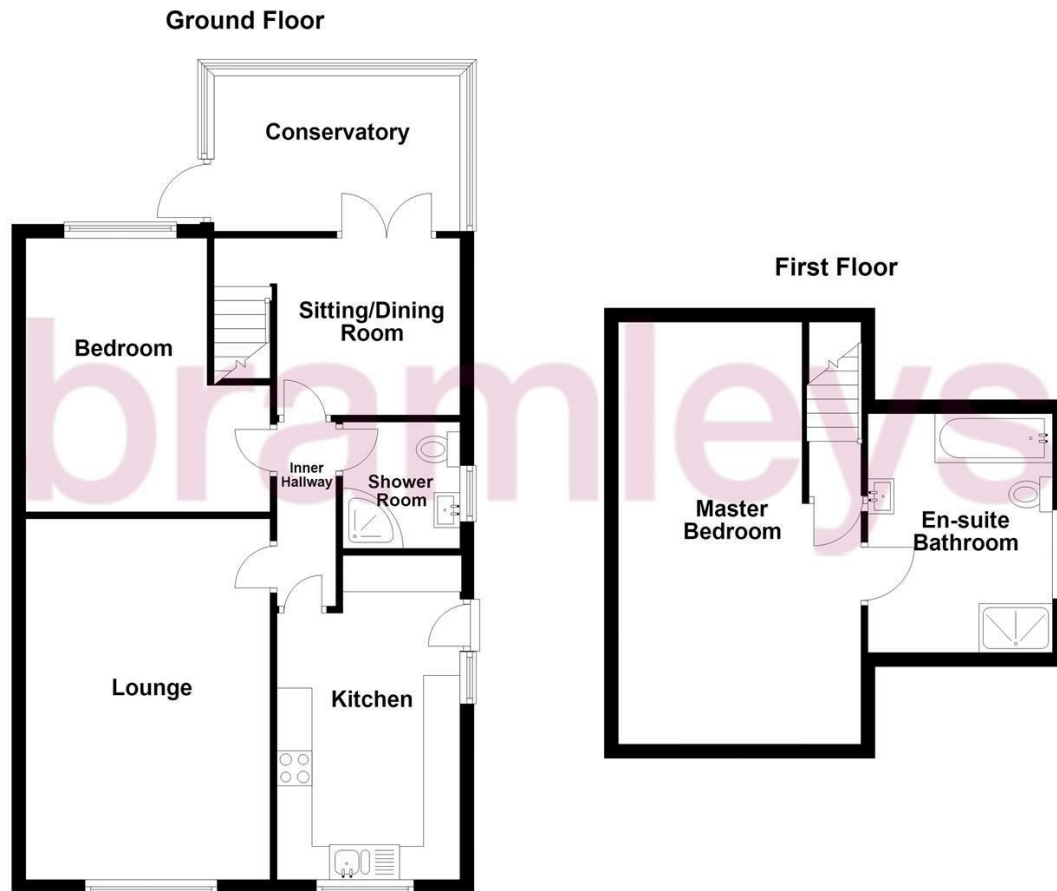
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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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