



4 Duncce Park Close, Elland, HX5 0PF
£180,000

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This well-presented two-bedroom semi-detached bungalow set within a generous plot in a quiet residential cul-de-sac. Offering spacious single-level living with a modern kitchen and shower room, gas fired central heating, sealed unit double glazing and well-maintained gardens, the property is ideal for downsizers or those seeking comfortable, low-maintenance accommodation close to local amenities and transport links. A single garage is located to the rear and can be accessed directly from the garden.



GROUND FLOOR:

Entrance Hallway

Accessed via a UPVC external door to the side, the entrance hallway features a central heating radiator, Karn Dean flooring and a range of useful built-in storage cupboards.

Breakfast Kitchen

11'3" x 7'10" (3.43m x 2.39m)

Fitted with a matching range of wall and base units with complementary laminate working surfaces, tiled splashbacks and an inset stainless steel sink with side drainer and mixer tap. Appliances include a four-ring induction hob with extractor above and electric oven beneath. There is space and plumbing for an automatic washing machine, as well as space for a tumble dryer and fridge freezer. Finished with tiled flooring, a sealed unit double glazed window to the front and a central heating radiator beneath a breakfast bar area.

Lounge Diner

12'8" x 14'11" max (3.86m x 4.55m max)

A spacious reception room featuring Karn Dean flooring throughout and a remote-control electric fire set to a granite back and hearth with marble-effect surround. With a sealed unit double glazed window to the front elevation and central heating radiator.

Master Bedroom

13'10" x 9'7" max (4.22m x 2.92m max)

A generously sized double bedroom positioned at the rear of the property, having a sealed unit double glazed window overlooking the rear garden and a central heating radiator.

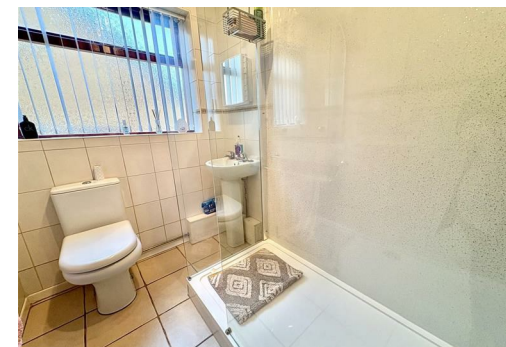
Bedroom 2

11'2" x 7'3" (3.40m x 2.21m)

A good-sized second bedroom with central heating radiator and sealed unit double glazed window overlooking the rear garden.

Shower Room

Fully tiled and panelled to the walls and fitted with a modern three-piece white suite comprising a low flush WC, pedestal wash hand basin and a large walk-in shower enclosure with electric shower. Finished with a central heating radiator, sealed unit double glazed window and tiled flooring.



OUTSIDE

The bungalow sits on a generous plot with a lawned garden to the front and a spacious enclosed paved garden to the rear, offering ample room for outdoor seating, planting or landscaping to personal taste. A single garage is positioned at the rear of the property and can be accessed directly from the rear garden. Additional on-street parking is available within the cul-de-sac.

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 our Elland office via Southgate and proceed straight ahead at the roundabout on Huddersfield Road. Turn right just before the Aldi supermarket onto South Lane. Proceed to the top of South Lane and turn right at the end onto Woodman Avenue. Take the first right onto Dunce Park Close where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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.



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

