



1 Lime Tree Avenue, Elland, HX5 9BE  
£120,000

bramleys



## NO UPPER CHAIN

Bramleys welcome to the market this 2 bedroom, end terraced property which requires a programme of modernisation and improvement works. Providing well proportioned accommodation which would suit the first time buyer, professional couple or buy-to-let investor. The layout briefly comprises:- lounge, kitchen, lower ground floor cellar, first floor landing, 2 double bedrooms and bathroom.

Features include uPVC double glazing, gas fired central heating and gardens to both front and rear, including off road parking space to rear also. Handily positioned for access to Elland town centre, which provides all daily requirements, together with transport links to Huddersfield and Halifax town centres, and the M62 which is a short drive away.

An internal viewing is highly recommended to fully appreciate the potential this property has on offer.



## GROUND FLOOR:

Enter the property via a uPVC double glazed external door into:-

### Lounge

14'3" x 13'9" (4.34m x 4.19m)

This well proportioned reception room is situated to the front of the property, with a uPVC double glazed window, ceiling rose, ceiling coving, living flame gas fire with wooden surround, back and hearth, wall light points and a central heating radiator. A door gives access into the kitchen.

### Kitchen

14'3" x 7'1" (4.34m x 2.16m)

The kitchen has a range of fitted wall and base units, laminated work surfaces, tiled splashbacks, inset stainless steel sink unit with side drainer and mixer tap, freestanding gas cooker, washing machine, wall mounted central heating boiler, central heating radiator, uPVC double glazed window overlooking the rear of the property, uPVC external door and a further door leading down to the lower ground floor cellar.

## LOWER GROUND FLOOR:

### Cellar

With light and providing additional storage space.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window and doors accessing all of the first floor accommodation.

### Bedroom 1

12'6" x 9'7" (3.81m x 2.92m)

Having fitted wardrobes to one wall, a central heating radiator and uPVC double glazed window overlooking the front garden.



## Bedroom 2

11'7" x 9'5" (3.53m x 2.87m)

A second bedroom of double proportions, having a central heating radiator and uPVC double glazed window to the rear elevation.

## Bathroom

Fitted with a 3 piece coloured suite comprising of a panelled bath, pedestal wash hand basin and low flush WC. There is also a central heating radiator and a uPVC double glazed window to the front elevation.

## OUTSIDE:

A gate accesses a stone path which leads to the front door. The front garden has a range of mature plants and trees, together with a lawned area. To the rear there is a cobbled yard which offers off road parking and is walled, stone steps lead to the kitchen door.

## 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

## COUNCIL TAX BAND:

A

## 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.

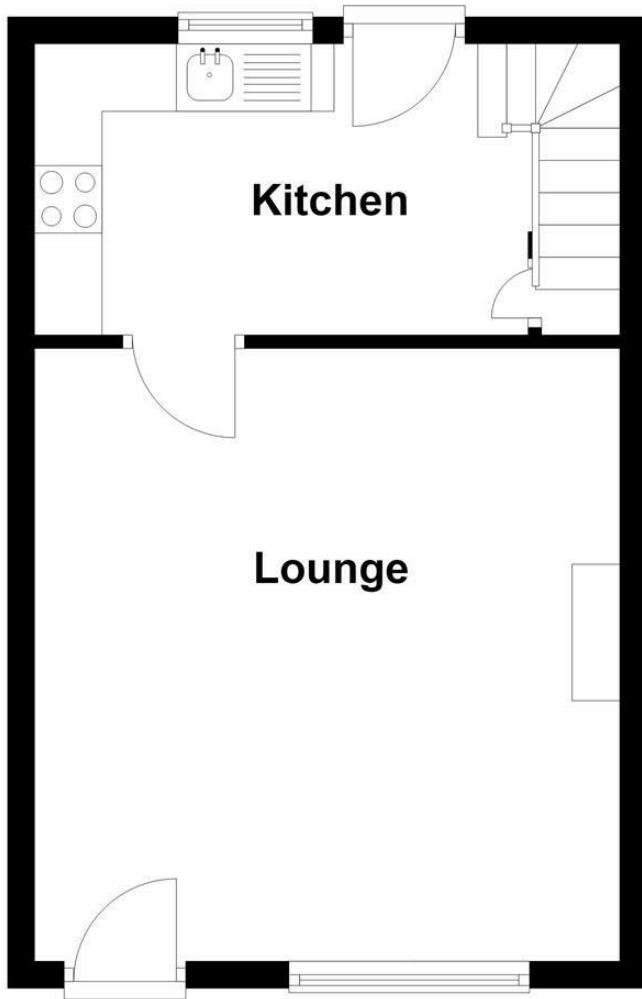
## VIEWINGS:

Please call our office to book a viewing on 01484 530361.

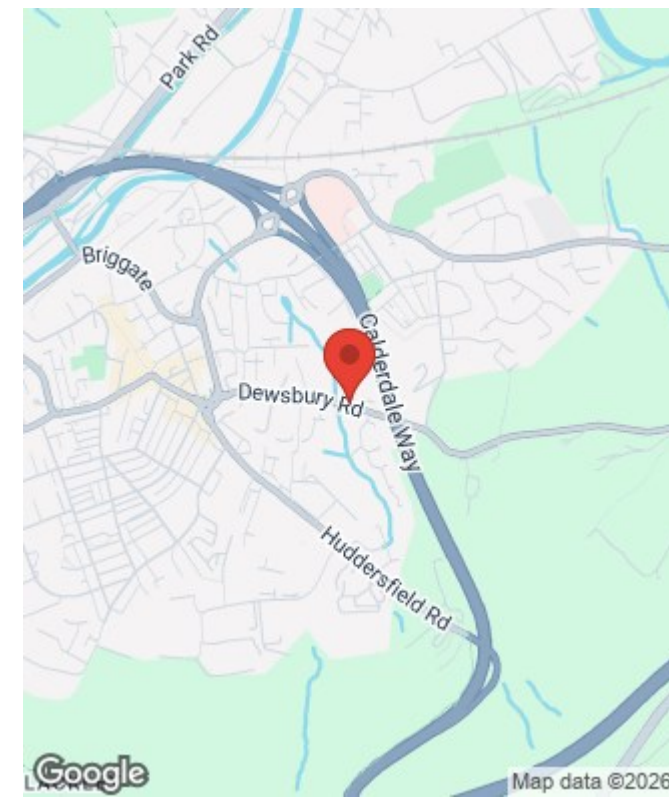
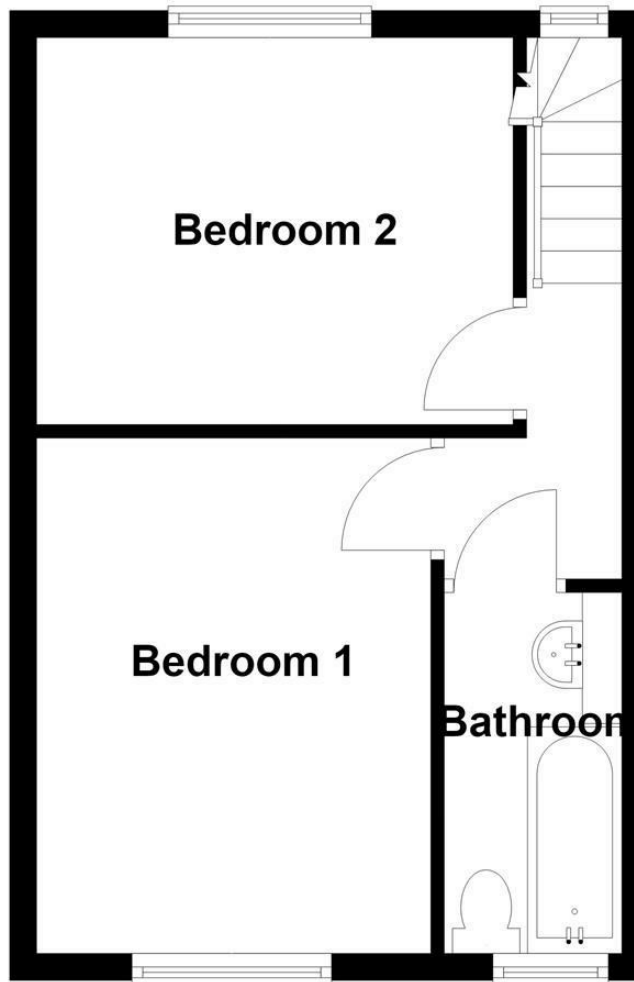





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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

Huddersfield | Halifax | Elland | Mirfield

