



77 Huddersfield Road, Elland, HX5 9AA

£165,000

bramleys



This beautifully proportioned, four bedroom, stone-built home occupies a convenient location on Huddersfield Road, Elland, offering an exceptional blend of period character and practical family living. The property features high ceilings and decorative covings, alongside modern comforts including UPVC double glazing and central heating. The property would make an ideal purchase for the family buyer and does require some modernisation which has been reflected in the asking price. With versatile accommodation over three floors, plus cellars providing additional storage or utility space, the home is ideally situated for local amenities, schools, and transport links, including M62 access.



## GROUND FLOOR:

### Entrance Hall

Enter via a timber door into the hallway featuring a central heating radiator, decorative ceiling covings, and ceiling rose. Stairs rise to the first floor, with access to a useful pantry/store (8'3 x 3'11) and a door leading to the cellar, with steps descending to additional storage space.

### Lounge

14'1 x 12'10 max (4.29m x 3.91m max)

A generous reception room with high ceilings, period coving, picture rail, deep skirting, UPVC window to the front, central heating radiator, and fitted gas fire.

### Dining Room

14'4 x 12'11 max (4.37m x 3.94m max)

Spacious rear reception room overlooking the garden. Fitted with a living flame coal-effect gas fire set to a decorative tiled and timber surround with granite hearth, ceiling coving, picture rail, four wall light points, and serving hatch from the kitchen.

### Kitchen

11'10 x 7'5 (3.61m x 2.26m)

Fitted with a range of matching wall and base units with complementary working surfaces, a 1½ bowl stainless steel sink with side drainer and mixer tap, electric cooker point, and space/plumbing for an automatic washing machine. UPVC window and external door to the rear garden.

## FIRST FLOOR:

### Landing

With storage cupboard.

### Master Bedroom

14'4 x 13'1 (4.37m x 3.99m)

Generous double to the front of the property, with UPVC window, central heating radiator, and picture rail.

### Bedroom 2

15'4 x 11'6 max (4.67m x 3.51m max)

Spacious rear double with UPVC window, central heating radiator, built-in wardrobes with drawers and dressing table, and picture rail.

### Bedroom 3

7'9 x 8'0 (2.36m x 2.44m)

Front-facing double with central heating radiator and UPVC window.

### Family Bathroom

Four-piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath, and corner shower enclosure with thermostatic shower. Fully tiled walls, central heating radiator, UPVC window, and boiler cupboard.

## SECOND FLOOR:



### Landing Area

13'8 x 7'7 (4.17m x 2.31m)

Ideal as a study or dressing area with central heating radiator.

### Bedroom 4

14'1 x 11'11 (4.29m x 3.63m)

With Velux skylight, under-eaves storage, and central heating radiator.

### OUTSIDE:

To the front of the property is a paved garden area. To the rear there are 2 areas of generous enclosed garden.

### 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. Proceed straight ahead at the roundabout onto Huddersfield Road where the property can be found on the left hand side and identified by the Bramleys for sale board.

### TENURE:

Freehold

Leasehold - Term: 999 years from 25/12/1870 / Rent: £25

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

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.



### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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