



23 Bedford Street, Elland, HX5 0AN
£125,000

bramleys

NO UPPER CHAIN

This stone built, 2 bedroom through terraced property is situated in this popular and much sought after residential area of Elland.

Being within walking distance of the town centre, the property is handily located for the amenities within the centre of Elland.

Previously being a 3 bedroom property, it now provides 2 generous bedrooms but could be split again to provide 3 bedrooms if required.

Currently fitted with uPVC double glazing, the property requires a programme of modernisation and improvement works, but once finished would make an ideal home for the first time buyer or professional couple alike.



GROUND FLOOR:

Enter the property through a uPVC external door with double glazed panel above.

Entrance Hall

With ornate ceiling coving and decorative corbels, a door provides access into the lounge.

Lounge

12'7" x 12'0" (3.84m x 3.66m)

Situated to the front of the property, having a uPVC double glazed window and decorative ceiling coving.

Dining Room

13'9" x 15'9" (4.19m x 4.80m)

Situated to the rear of the property, having a recessed gas and log effect living flame fire. There are built-in store cupboards and a uPVC double glazed window. A staircase provides access to the lower ground floor.



Kitchen

12'9" x 5'10" (3.89m x 1.78m)

With a range of matching wall and base units, gas cooker point with overhead extractor fan and light, plumbing for a washing machine, inset stainless steel sink unit with twin drainer, uPVC double glazed window and a rear access door.

LOWER GROUND FLOOR:

Cellar

The cellar has 2 rooms, which provide useful additional storage space.

FIRST FLOOR:

Landing

With a built-in linen cupboard.

Bedroom 1

16'8" x 11'11" (5.08m x 3.63m)

A most spacious double bedroom, which was formerly two bedrooms. With 2 uPVC double glazed windows and 2 separate access doors from the landing. The bedroom could be put back into two bedrooms, subject to requirements.



Bedroom 2

11'1" x 10'1" (3.38m x 3.07m)

Another good sized double bedroom, this room is situated to the rear of the property and has a uPVC double glazed window and built-in store cupboards.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin, panelled bath with overhead Triton shower, uPVC double glazed window, built-in linen cupboards and wall mounted electric heater.

OUTSIDE:

To the front of the property there is a flagged yard area and to the rear, there is a further enclosed flagged yard area.

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:

The title has not been electronically registered due to length of ownership. The solicitors hold the title deeds and confirm that the title is XXX.

COUNCIL TAX BAND:

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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.

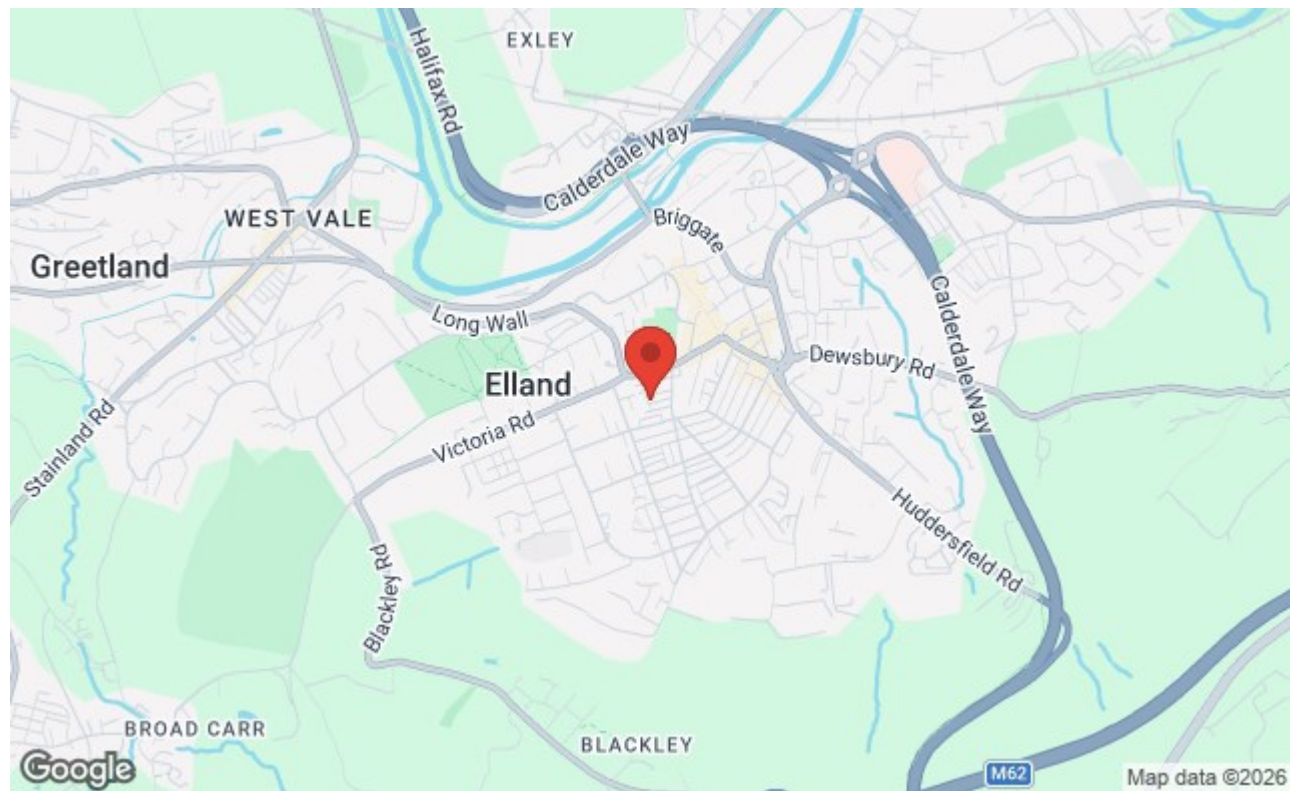
VIEWINGS:

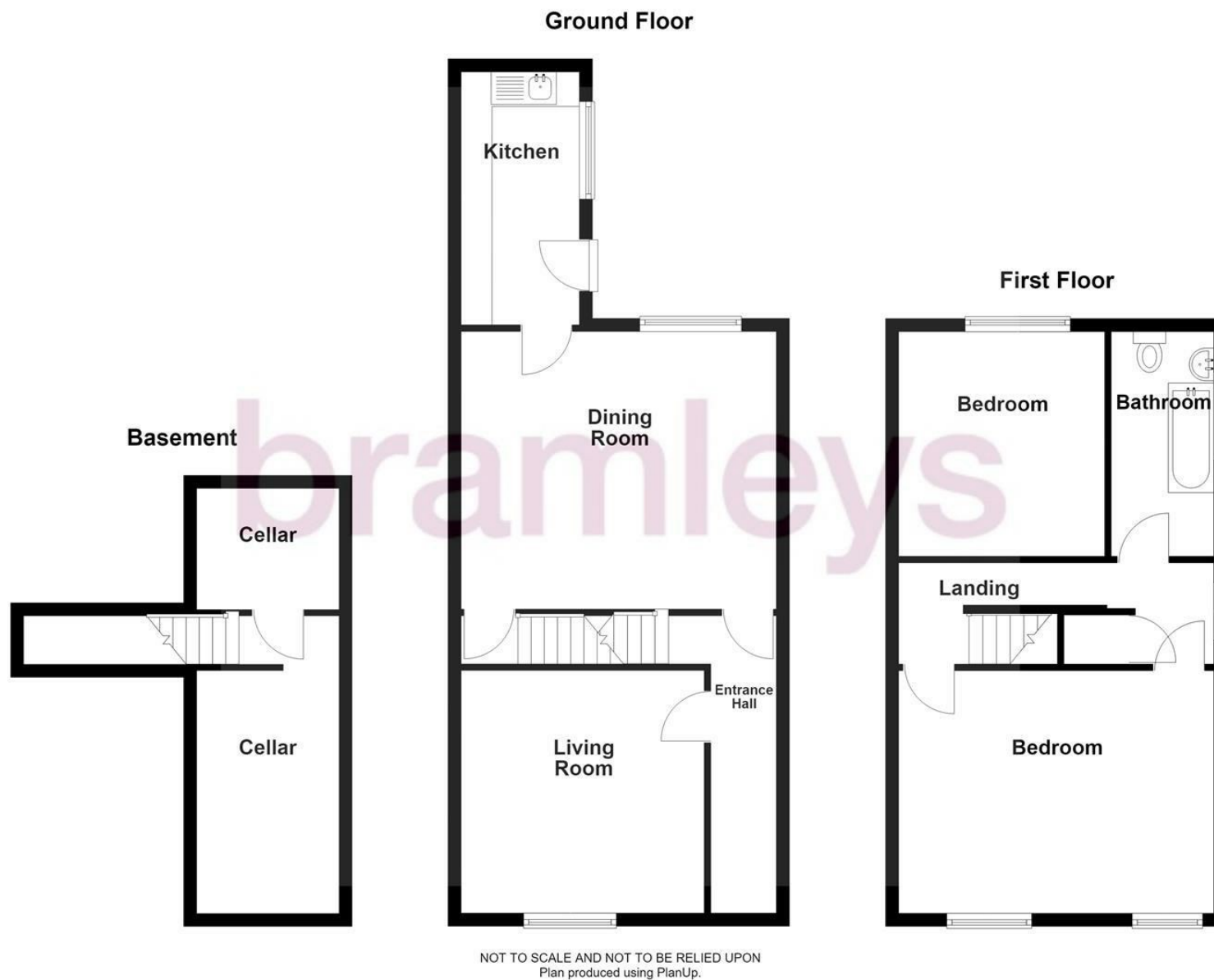
Please call our office to book a viewing on 01422 374811.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	37	80
(81-91) B		
(69-80) C		
(55-68) D		
(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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