

106 Westgate, Elland, HX5 0BB

£165,000

bramleys



This spacious three-bedroom property offers generous accommodation, with three double bedrooms and an impressive open-plan lounge diner. The modern fitted kitchen with integrated appliances is complemented by a separate utility/pantry, while a family bathroom and separate WC add further convenience. Externally, the property benefits from a driveway providing off-road parking, an enclosed rear garden and versatile storage space within the former garage, which could potentially be reinstated for garage use if required. Conveniently located for a wide range of amenities and local schooling within Elland.





GROUND FLOOR:

Entrance Hall

Accessed via a UPVC external door, the entrance porch features tiled flooring, a central heating radiator, UPVC double-glazed side window and a useful understairs storage cupboard. A further door leads into the lounge diner.

Lounge / Diner

20'5" x 18'8" max (6.22m x 5.69m max)

A spacious, open-plan family living and dining area with dual-aspect UPVC double-glazed windows to the front and rear elevations. The room benefits from three central heating radiators and a composite external door providing access to the rear garden. A further door leads through to the kitchen and staircase rises to the first floor landing.

Kitchen

12'1" x 7'7" max (3.68m x 2.31m max)

Fitted with a modern range of matching wall and base units, complementary work surfaces and an inset stainless steel sink with side drainer and mixer tap. Integrated cooking facilities include a four-burner gas hob with electric oven beneath, together with an integrated dishwasher and space for a fridge freezer. The kitchen also benefits from UPVC double-glazed windows to the rear and side elevations and tiled flooring.

Utility/Pantry

A useful additional room accessed from the kitchen, fitted with a work surface and providing space and plumbing for an automatic washing machine, together with space for a tumble dryer.

Additional Store / Office

9'4" x 7'9" max (2.84m x 2.36m max)

A further useful room currently utilised as an office, providing flexible additional space for working from home, storage or other uses.

Store

8'4" x 6'11" (2.54m x 2.11m)

A further storage or workshop area positioned to the front end of the former garage, with double doors providing external access.

FIRST FLOOR:

Landing

The landing benefits from a new UPVC double-glazed window, allowing plenty of natural light into the area, together with a loft access point.

Master Bedroom

14'4" x 10'7" max (4.37m x 3.23m max)

A spacious double bedroom positioned to the front of the property, featuring a UPVC double-glazed window, central heating radiator and ceiling coving.











Bedroom Two

14'3" x 9'0" (4.34m x 2.74m)

Another generous double bedroom positioned to the rear of the property, with a UPVC double-glazed window and central heating radiator.

Bedroom Three

10'3" x 8'8" (3.12m x 2.64m)

A third double bedroom positioned to the rear, featuring a UPVC double-glazed window, central heating radiator, ceiling coving and wood-effect laminate flooring.

Bathroom

Part-tiled to the walls and tiled to the floor, the bathroom is fitted with a white suite comprising a panelled bath with thermostatic shower over and a pedestal wash hand basin. There is also a UPVC double-glazed window and central heating radiator.

Separate WC

Fitted with a white low-flush WC, the separate toilet has part-tiled walls, tiled flooring and a UPVC double-glazed window.

OUTSIDE:

To the front of the property, a driveway provides off-road parking and leads to the former garage/store. The internal garage space has been converted into two separate storage areas for its current use, offering useful additional storage and flexibility, with the potential to be reverted back to garage use if required. To the rear is an enclosed garden area ideal for families.

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:

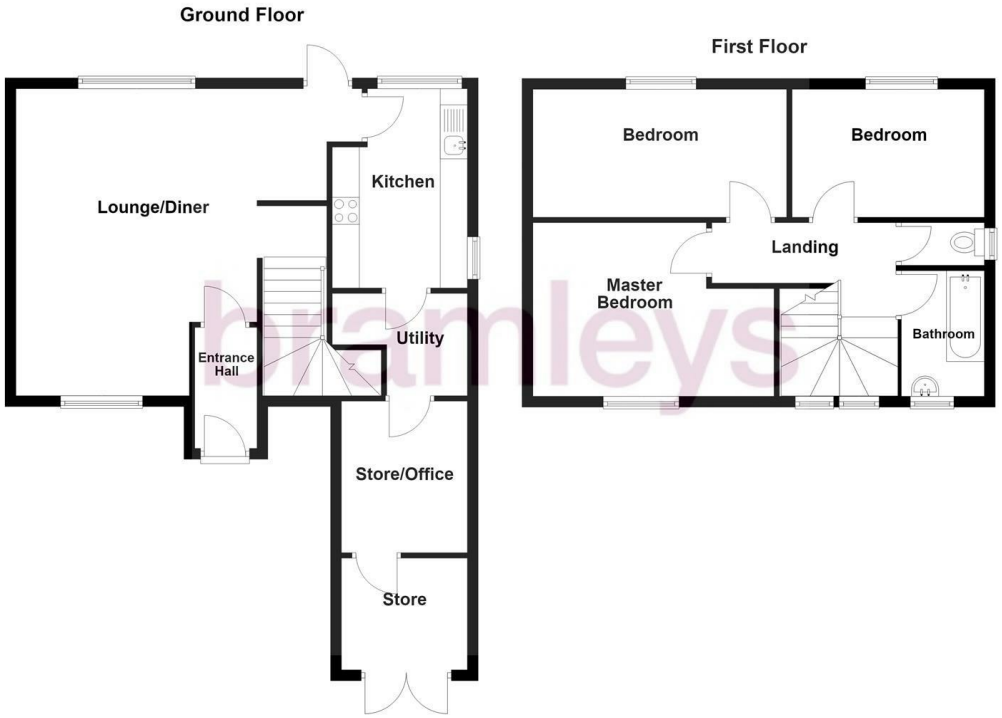
Band B

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.



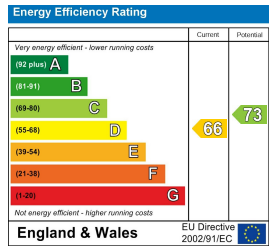
bramleys

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



naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS