



32 Lower Edge Road, Elland, HX5 9PL

£220,000

bramleys



Situated in a popular residential location on the Lower Edge, is this two bedroom semi detached property offered for sale with no onward chain. The property benefits from uPVC double glazing and briefly comprises: entrance vestibule, lounge with feature solid fuel stove, and a modern dining kitchen with French doors leading to the rear garden. To the first floor there are two double bedrooms and a modern house bathroom. Externally, the property enjoys a generous enclosed garden to the rear, creating a pleasant outdoor space. With spacious driveway providing ample off road parking to the front.



## GROUND FLOOR:

### Entrance Vestibule

Accessed via a uPVC external door to the front elevation, having a central heating radiator and staircase rising to the first floor.

### Lounge

15'3 x 11'11 max into bay (4.65m x 3.63m max into bay)

A good sized reception room positioned to the front of the property and enjoying plenty of natural light via a large bay window. The room features a solid fuel stove set within a fireplace with granite hearth and timber mantle, together with a central heating radiator and door leading to the dining kitchen.

### Dining Kitchen

15'4 x 7'10 (4.67m x 2.39m)

Fitted with a modern range of matching wall and base units with complementary working surfaces and an inset stainless steel sink with side drainer and mixer tap. Appliances include a four ring electric hob with electric oven beneath and extractor canopy above. There is space and plumbing for an automatic washing machine together with space for a fridge freezer. The room features wood effect laminate flooring, a useful understairs storage cupboard, uPVC window, additional side window and uPVC French doors from the dining area providing direct access to the rear garden.

## FIRST FLOOR:

### Landing

With uPVC window to the side elevation.

### Master Bedroom

12'3 x 11'4 (3.73m x 3.45m)

A double bedroom positioned to the front of the property enjoying far-reaching views, having a uPVC window, central heating radiator and built-in storage cupboard to the bulkhead.

### Bedroom 2

10'4 x 9'1 (3.15m x 2.77m)

A good sized second bedroom of double proportions with central heating radiator and uPVC window to the rear elevation.



## House Bathroom

Furnished with a modern three piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with electric shower over. Having part tiled walls, tiled flooring, central heating radiator and uPVC window.

## Please Note:

The property has a gas central heating system installed, although the gas supply is currently disconnected. Purchasers should make their own enquiries regarding reconnection.

## OUTSIDE:

To the front of the property a spacious tarmac driveway provides ample off road parking. To the rear is an enclosed garden with patio and generous lawn.

## 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

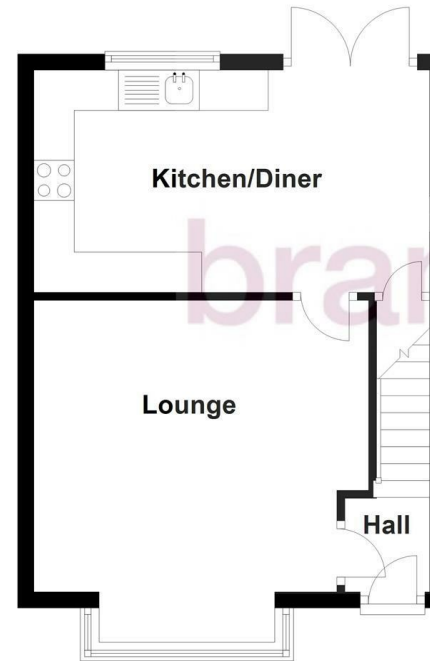
## MORTGAGES:

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.

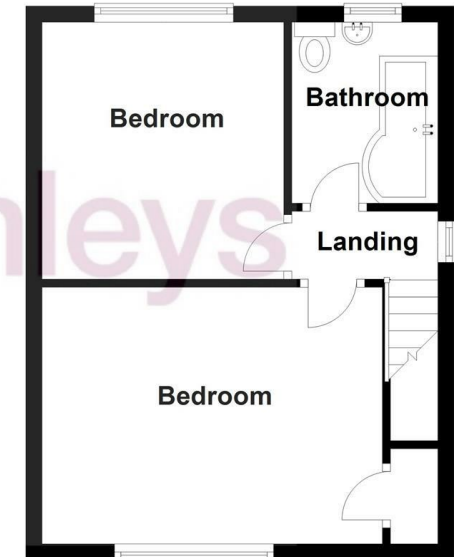
## ONLINE CONVEYANCING SERVICES:

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.

### Ground Floor



### First Floor



#### 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			
(112 plus) A			
(81-111) 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	

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