



59 Caldercroft, Elland, HX5 9AY  
Offers In The Region Of £290,000

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This superb 4 bedroom semi-detached property is situated on this popular residential development, approximately 1/2 mile from Elland town centre. The property is handily located for the local centres of Elland, Brighouse, Huddersfield and Halifax and is located within 2 miles of J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Boasting 4 bedrooms, with en suite facilities to the master bedroom, the property is further enhanced by uPVC double glazing, gas fired central heating and integral garage.

Situated on this cul-de-sac development, the property would make an ideal purchase for those with a young and growing family.





## GROUND FLOOR:

A composite external door gives access into the property.

### Entrance Hall

With a central heating radiator.

### Lounge

15'6" x 10'5" (4.72m x 3.18m)

A generous reception room which is fitted with a central heating radiator and uPVC double glazed bow window to the front. There is also an understairs storage cupboard.

### Dining Room

10'1" x 7'1" (3.07m x 2.16m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Dining Kitchen

12'0" x 9'9" (3.66m x 2.97m)

Fitted with a range of matching modern wall and base units, with laminated work surfaces and

part tiled walls. There is a gas cooker point with overhead extractor fan and light, integral fridge, freezer and dishwasher. The kitchen also has a peninsula breakfast bar, inset stainless steel sink unit, central heating radiator, uPVC double glazed window and rear access door.

## FIRST FLOOR:

### Landing

### Bedroom 1

19'5" x 8'0" (5.92m x 2.44m)

With a uPVC double glazed window and central heating radiator.

### En suite Shower Room

Being fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin and shower cubicle. There is also a central heating radiator and uPVC double glazed window.

### Bedroom 2

13'6" x 8'3" (4.11m x 2.51m)

With a central heating radiator and uPVC double glazed window.





### Bedroom 3

12'0" x 8'5" (3.66m x 2.57m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 4

6'3" x 7'3" (1.91m x 2.21m)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash bowl and panelled bath with overhead shower and shower screen. There is a central heating radiator and uPVC double glazed window.

### OUTSIDE:

There are gardens to both front and rear, driveway which provides off road parking and an integral garage. Gardens to the rear have raised decking and are enclosed.

### Garage

25'9" x 8'0" max (7.85m x 2.44m max)

With roller shutter door, power and light points.

### 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:

C

### 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:

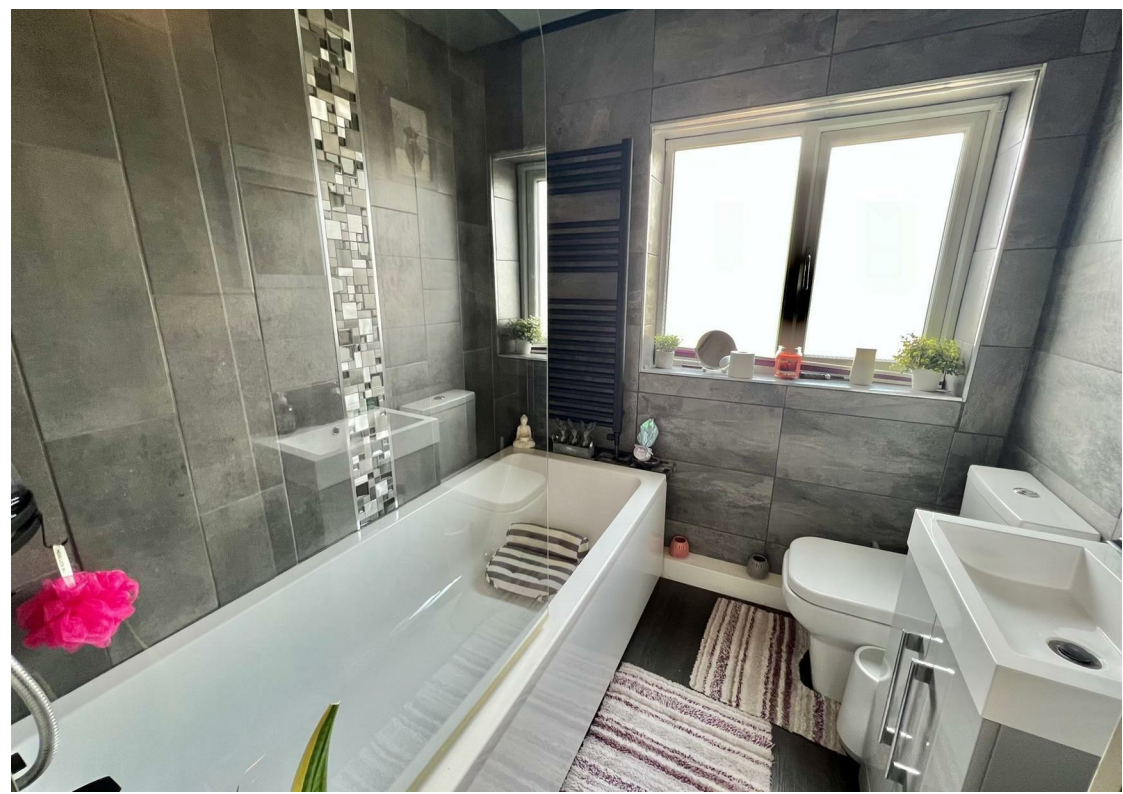
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

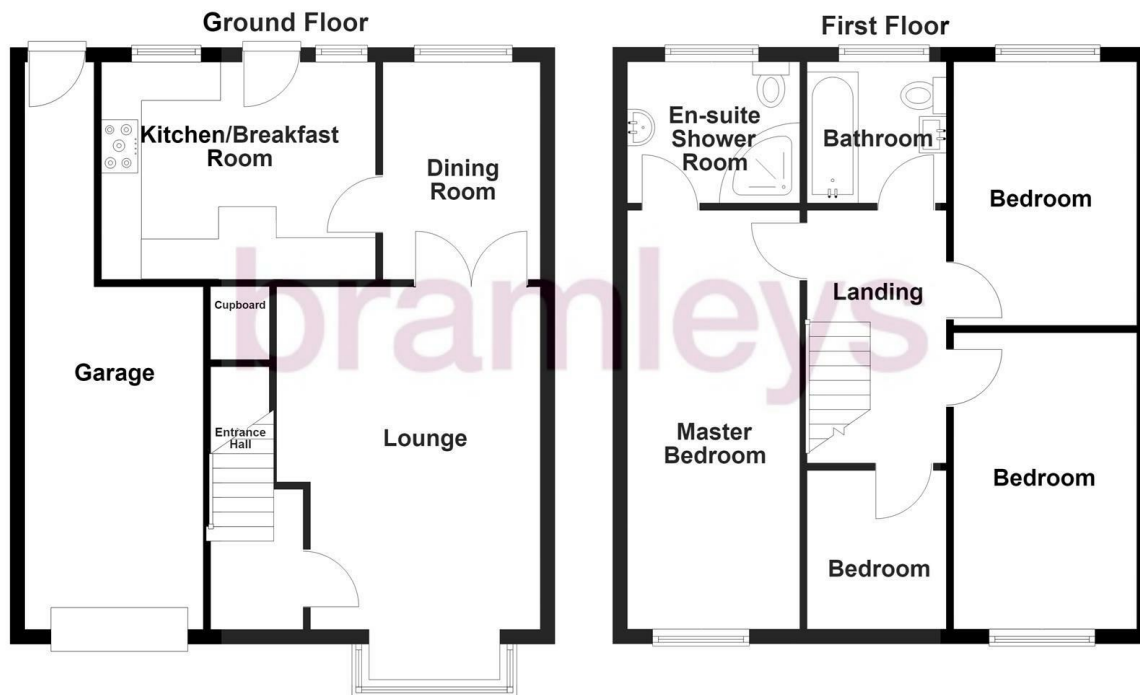
Please call our office to book a viewing on 01422 374811.











NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.



#### 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 |                         |           |
| (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 |                         |           |
|                                             | 76                      | 81        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Huddersfield | Halifax | Elland | Mirfield

