



17 Beech Street, Elland, HX5 0EY  
Offers Over £120,000

**bramleys**



This well presented three bedroom stone built rear terraced property offers spacious and versatile accommodation arranged over three levels, including a spacious attic bedroom. The property benefits from gas fired central heating and uPVC double glazing, an open plan living kitchen, and a generous enclosed paved garden with off-road parking directly to the front. Ideally located close to Elland town centre, the property enjoys easy access to a wide range of local amenities and public transport links, making it an excellent choice for first-time buyers, young families or investors.



## GROUND FLOOR:

### Open Plan Living Kitchen

#### Lounge Area

15'1" x 13'9" (4.60m x 4.19m)

A spacious reception area positioned to the front of the property, featuring a central heating radiator, uPVC double glazed window overlooking the front garden and a uPVC external door. The room also provides access to the staircase rising to the first floor.



#### Kitchen Area

17'11" x 4'10" (5.46m x 1.47m)

Fitted with a range of matching wall and base units with complementary laminate working surfaces and an inset stainless steel sink with side drainer and mixer tap. Integrated appliances include a four ring electric hob with electric oven beneath and fitted extractor canopy. There is space and plumbing for an automatic washing machine and space for a fridge freezer. Finished with tiled splashbacks, uPVC double glazed window and LVT flooring which continues throughout the ground floor. A door provides access to the staircase descending to the cellar.

## FIRST FLOOR:

### Landing

#### Bedroom 2

18'2" max x 7'8" max (5.54m max x 2.34m max)

A generously sized second bedroom having a central heating radiator and uPVC double glazed window.



#### Bedroom 3

15'2" x 7'2" max (4.62m x 2.18m max)

A well-proportioned third bedroom with central heating radiator and uPVC double glazed window.

### House Bathroom

Part tiled to the walls and furnished with a modern three piece white suite comprising a low flush WC, wash hand basin set within a vanity unit and a panelled bath with thermostatic shower over and rain-style shower head. Further features include tiled flooring, uPVC double glazed window, extractor fan and a ladder style heated towel rail.



## SECOND FLOOR:

## Master Bedroom (Attic)

18'10" max x 13'1" max (5.74m max x 3.99m max)

A spacious attic bedroom benefiting from a central heating radiator and Velux skylight window, providing excellent natural light.

## OUTSIDE:

To the front of the property is a generous enclosed paved garden, providing a low maintenance outdoor seating area. In addition, there is a private parking space located directly in front of the property, offering convenient off-road parking.

## 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 and turn right onto Langdale Street. After passing the church hall bear left next to the car park where Beech Street can be accessed and the subject property can be found on the left hand side.

## TENURE:

Freehold

## 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.

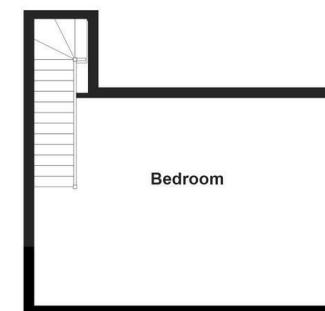
Ground Floor



First Floor



Second 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			
(92 plus) A			
(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

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