121 Langdale Street, Elland, HX5 0LZ

£120,000

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Situated in a popular residential location, is this two bedroom through terrace property offering spacious accommodation. The property benefits from uPVC double glazing and gas central heating and briefly comprises: entrance vestibule, lounge with feature fireplace and a generous dining kitchen. To the first floor there are two double bedrooms and a bathroom, together with an enclosed garden to the rear.

GROUND FLOOR:

Entrance Vestibule

Accessed via a uPVC external door to the front elevation, with staircase rising to the first floor and a door leading to the lounge.

Lounge

14'1 x 10'7 (4.29m x 3.23m)

A well proportioned reception room featuring a living flame coal effect gas fire set within a limestone fireplace, together with ceiling coving, central heating radiator and uPVC window to the front elevation. A door leads through to the dining kitchen.

Dining Kitchen

17'0 x 13'10 (5.18m x 4.22m)

Dining Area – Having built-in storage cupboards to the alcoves, a further living flame coal effect gas fire, central heating radiator and uPVC window overlooking the rear garden.

Kitchen Area – Fitted with a range of matching wall and base units with complementary working surfaces and an inset stainless steel sink with side drainer and mixer tap. Having an electric cooker point, space and plumbing for an automatic washing machine, tiled splashbacks and flooring, wall mounted central heating boiler, uPVC window and uPVC external door providing access to the rear garden. A door also gives access to the cellar.

FIRST FLOOR:

Landing

Master Bedroom

12'6 x 11'7 (3.81m x 3.53m)

A spacious double bedroom positioned to the front of the property, having a uPVC window and central heating radiator. Fitted with wardrobes with sliding mirrored doors and a range of additional furniture including drawers, cupboards and dressing table.

Bedroom 2

12'3 x 10'0 (3.73m x 3.05m)

A further good sized double bedroom positioned to the rear, having a central heating radiator and uPVC window.

Bathroom

Part tiled to the walls and furnished with a three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with electric shower over. Having built-in storage cupboards, central heating radiator and uPVC window.

OUTSIDE:

To the rear of the property is an enclosed paved garden with well stocked shrub and flower borders, providing a pleasant outdoor space.

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:

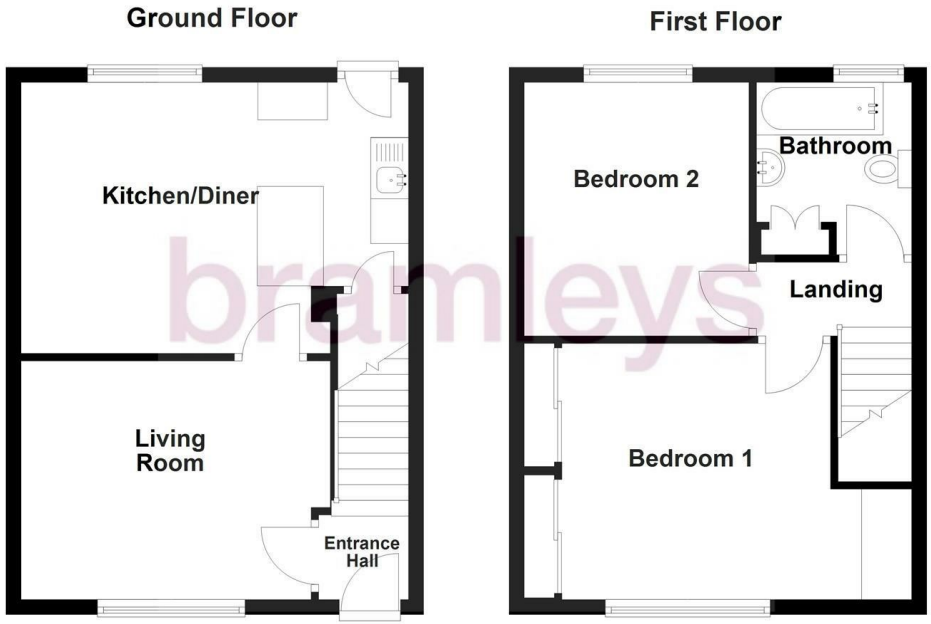
Band B

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.

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.



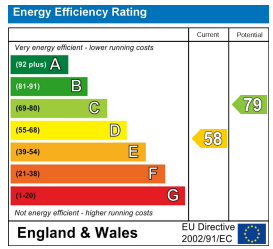
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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



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