



15 Ben Royd Terrace, Jagger Green, Holywell Green, HX4 9DA

£240,000

bramleys



This charming period double-fronted back-to-back terraced property has recently undergone a program of redecoration and offers well-presented accommodation throughout, complemented by superb far-reaching views across the surrounding countryside. Boasting three double bedrooms plus a further well-proportioned room accessed via the second-floor bedroom, the property features a deceptively spacious layout comprising: entrance vestibule, lounge with an attractive fireplace and multi-fuel stove, fitted kitchen, lower ground floor cellar, two first-floor double bedrooms, a recently updated family bathroom, a second-floor loft bedroom, and an additional occasional room. Benefiting from a gas central heating system and uPVC double glazing, the property also enjoys a spacious lawned and paved garden to the front and a parking area for two cars. An internal viewing is essential to fully appreciate the size, quality, and idyllic positioning of this beautifully presented home.



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Hall

Having dado rail, staircase rising to the first floor, central heating radiator and door leading to the lounge.

Lounge

4.57 max x 4.55

This spacious lounge features a multi fuel stove inset to a tiled fireplace with slate hearth. There is also a picture rail, ceiling rose, uPVC double glazed window and central heating radiator. A door leads to the inner lobby.

Inner Lobby

Having wood effect laminate flooring and a door accessing the kitchen and lower ground floor cellar.

Kitchen

14'11" x 6'10" (4.55 x 2.08)

This modern kitchen is fitted with a matching range of wall and base units with tiled splashbacks and complementary working surface. There is an inset 5 ring gas hob with extractor over, electric oven, integrated dishwasher, a stainless steel sink with side drainer and mixer tap, central heating radiator, uPVC double glazed window to the front elevation and a uPVC external door to the side of the property.

LOWER GROUND FLOOR:

Cellar

Housing the central heating boiler and also has a central heating radiator, uPVC double glazed window and plumbing for an automatic washing machine.

FIRST FLOOR:

Landing

Having access to all first floor accommodation and staircase rising to the second floor.

Bedroom 1

15'2" x 10'8" max (4.62 x 3.25 max)

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

Bedroom 2

12'2" x 10'4" (3.71 x 3.15)

Having a range of fitted cupboards, understairs storage cupboards, central heating radiator and uPVC double glazed window.

Bathroom

This modern bathroom has been fitted with a 3 piece white suite incorporating low flush wc, pedestal wash hand basin and panelled bath with shower over. There is also exposed ceiling beams, fully tiled walls, ceiling spotlights, uPVC double glazed window and a feature central heating radiator incorporating towel rail.

SECOND FLOOR:



Bedroom 3

2.92 x 4.55 max into eaves

Having dado rail, ceiling spotlights, central heating radiator and Velux window. A door gives access to the occasional room.

Occasional Room

13'5" x 9'8" into eaves (4.09 x 2.95 into eaves)

This room is currently used as a bedroom by the owners and has a decorative feature fireplace, dado rail, central heating radiator and Velux window.

OUTSIDE:

To the front of the property beyond the access track is a parking area for 2 cars, as well as a spacious garden area which is tiered and comprises of lawned and paved areas. Immediately in front of the property there is an yard area and to the side there is a shared passageway which leads to the side access door.

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 Elland up Victoria Road, bear left at the bend and continue up past Brooksbank High School and continue down past the Rock Inn. As the road becomes Station Road turn left into Jagger Green Lane and continue along this road where Ben Royd Terrace can be found as a turning on the right hand side where the subject property can be clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

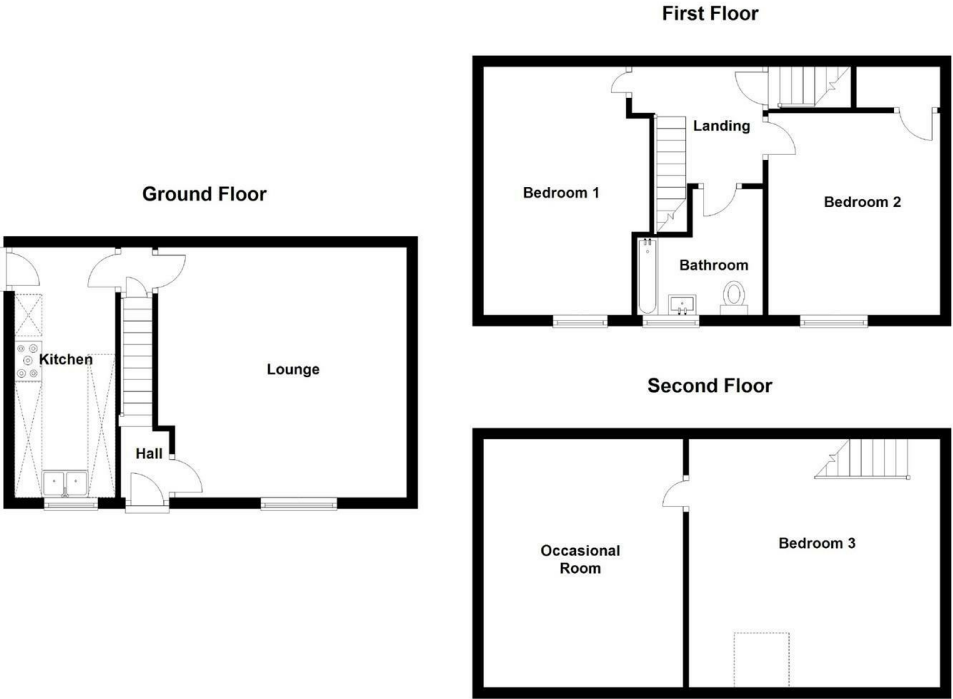
Band A

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.

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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

