



8 George Street, Elland, HX5 0NE

Asking Price £115,000

bramleys



Located in Elland is this well presented two bedroom back-to-back terrace property offering accommodation arranged over three floors. The property briefly comprises a lounge, kitchen with access to a cellar, first floor landing, bathroom with a four-piece suite, one bedroom and a second floor attic bedroom.

Externally there is an enclosed garden area to the front. The property benefits from uPVC double glazing and a central heating system and is conveniently positioned for access to Elland town center, Halifax, Huddersfield and the M62 motorway network.



GROUND FLOOR:

Lounge

15'1" x 12'10" (4.62 x 3.93)

Accessed via a uPVC external door, the lounge features a uPVC double-glazed window providing natural light and a central heating radiator.

Kitchen

11'4" x 4'6" (3.46 x 1.38)

Fitted with wall and base units with a work surface incorporating a stainless steel sink unit with mixer tap. There is a four-ring electric hob with cooker hood over and an electric oven beneath, along with a uPVC double-glazed window, a central heating radiator, and a door providing access to the :-

LOWER GROUND FLOOR:

Cellar space providing useful storage.

FIRST FLOOR:

First floor landing

Having a central heating radiator and a staircase ascending to the attic bedroom.

Bedroom One

15'1" x 9'11" (4.60 x 3.04)

Having a uPVC double-glazed window, a feature fireplace and a central heating radiator.

Bathroom

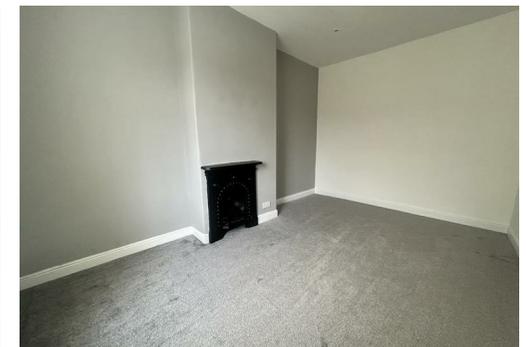
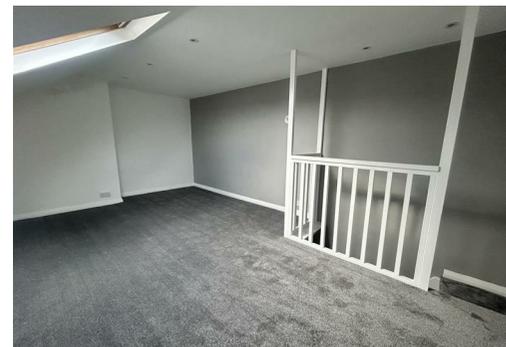
Comprising a four-piece suite in white incorporating a low flush WC, hand wash basin, shower cubicle and bath. Also having a uPVC double-glazed window and a central heating radiator.

SECOND FLOOR:

Attic bedroom

18'1" x 9'11" (5.53 x 3.03)

Having a Velux skylight window and a central heating radiator.



EXTERNAL:

To the front of the property there is an enclosed garden area.

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 travelling up Victoria Road and on the corner, bear left into the continuation of Victoria Road. Take the first left-hand turning onto Savile Road. Proceed along Savile Road where George Street can be found as a turning off to the left, and the property will 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.

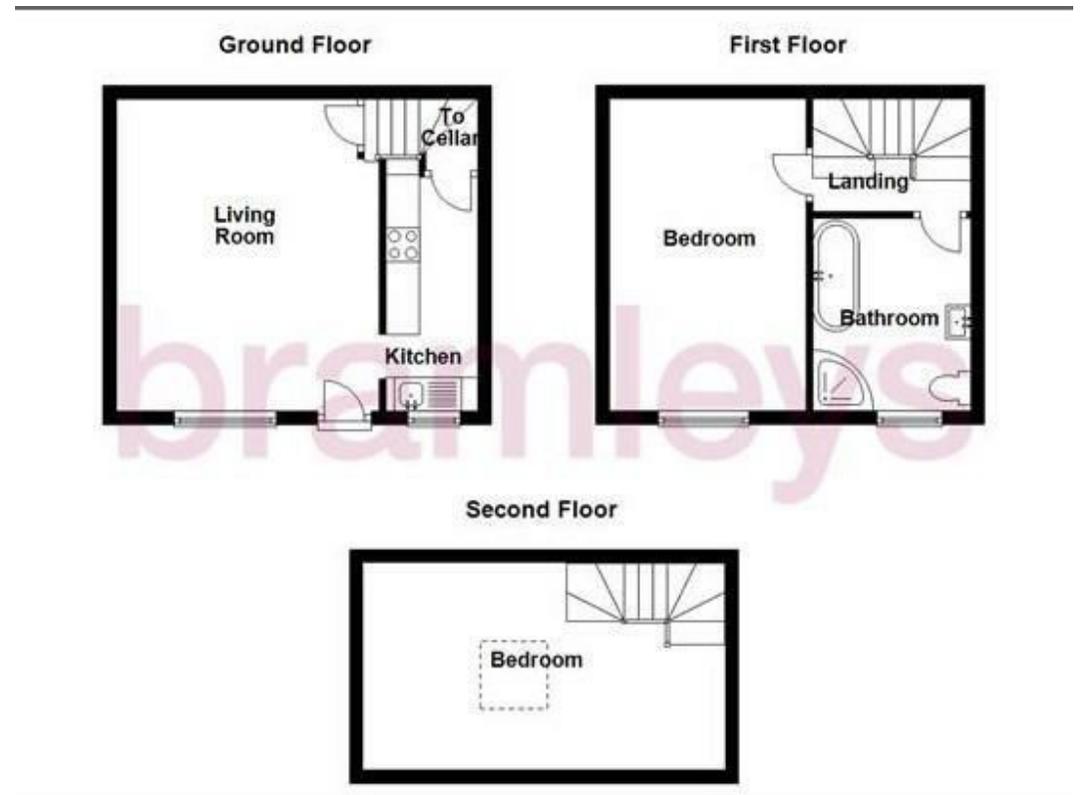
ONLINE CONVEYANCING SERVICES:

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:-

Calderdale Properties: 01422 374811



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			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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