



110 Oak Street, Elland, HX5 0LF  
£175,000

bramleys





This 3 bedroomed, stone built, front terrace property is situated within walking distance of the town centre and would make an ideal purchase for the first time buyer or investor buyer alike. Featuring uPVC double glazing, gas central heating and alarm, the property has recently undergone a full programme of modernisation and improvement. Conveniently placed for easy access to all amenities within Elland centre together with access to Halifax and Huddersfield as well as the M62 motorway network. Accommodation briefly comprises:- entrance vestibule, living kitchen, lower ground floor bedroom, first floor bedroom and luxury bathroom, and a further dormer bedroom to the second floor level. The property also benefits from a generous parking area to the front.





## GROUND FLOOR:

### Entrance Vestibule

### Living Kitchen

14'10" x 12'3" (4.52 x 3.73)

A well presented living kitchen having a media wall with inset lighting and fireplace, ceiling spotlights, uPVC window and central heating radiator. With door leading to the basement level.

The kitchen area is fitted with a modern range of matching wall and base units with inset sink, side drainer and mixer tap. Also having a built in fridge/freezer, electric hob, oven and extractor.

## LOWER GROUND FLOOR:

### Lower Ground Floor Bedroom

Currently presented as a bedroom and having a media wall with inset lighting, understairs store cupboard, ceiling spotlights, central heating radiator, uPVC window and external door.

## FIRST FLOOR:

### Landing

### Bedroom

15'0" x 9'6" (4.57 x 2.90)

A generous master bedroom having a uPVC window, central heating radiator and ceiling spotlights.

### Bathroom

Having a modern 3 piece white suite comprising low flush toilet, half pedestal wash basin and panelled jacuzzi bath with built in TV screen and shower over. The walls are fully tiled, with central heating radiator and uPVC window.

## SECOND FLOOR:



Bedroom

14'9" x 10'8" (4.50 x 3.25)

Another spacious bedroom with dormer uPVC window, central heating radiator.

OUTSIDE:

Generous tarmacadam parking area to the front.

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 bearing left on the bend into the continuation of Victoria Road. Take the first left hand turning onto Savile Road. After a short distance turn left onto Oak Street. The subject property can then be found on the left hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

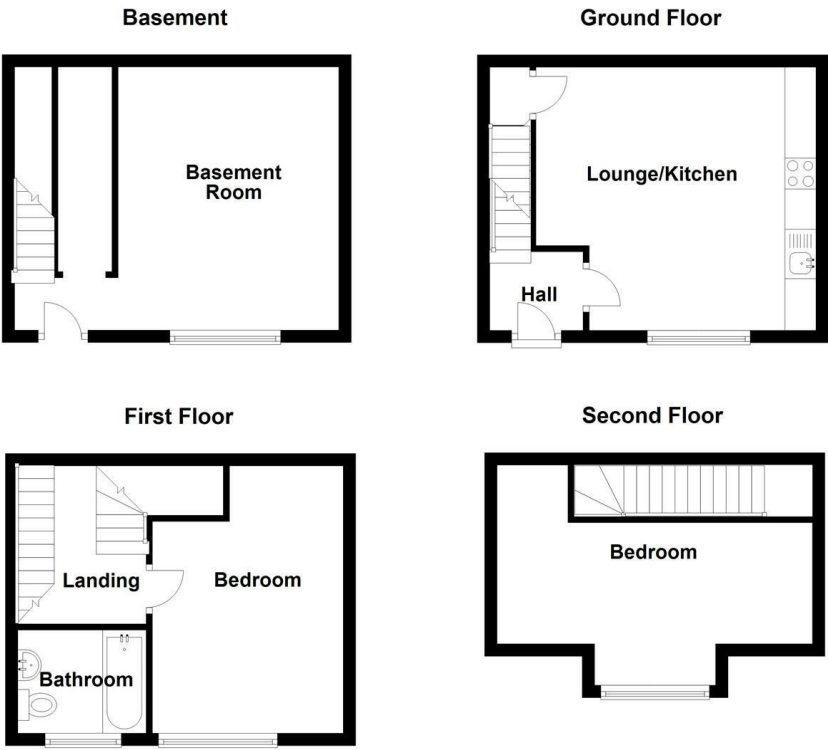
Band A

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.



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

