



6 Savile Road, Elland, HX5 0LG  
Offers Over £100,000

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Offered for sale with a tenant in situ, currently generating £625 PCM, this spacious mid-terrace property on Savile Road presents an excellent investment opportunity. The sellers will also consider sale with vacant possession. Arranged over four floors, the property benefits from a generous dining kitchen, spacious lounge, two bedrooms including attic room, and modern bathroom. Having been well maintained, it features uPVC double glazing, gas central heating, and enjoys a front garden with private access to the lower ground floor kitchen. Conveniently located within walking distance of Elland town centre, local amenities, and offering excellent access to Halifax, Huddersfield, and the M62 motorway network, this property will appeal to first time buyers and investors alike.



## GROUND FLOOR:

### Entrance Hall

Accessed from the front via an external door, with central heating radiator and staircase rising to the first floor.

### Lounge

15'0" x 13'6" max (4.57m x 4.11m max)

A spacious and well-proportioned lounge with uPVC window to the front, ceiling coving, timber parquet-style flooring, and central heating radiator.

## LOWER GROUND FLOOR:

### Entrance Lobby

### Dining Kitchen

15'4" x 13'4" (4.67m x 4.06m)

A generous kitchen/diner fitted with a range of wall and base units, tiled work surfaces, and a 1.5 bowl stainless steel sink with mixer tap. Includes electric 4-ring hob and oven, plumbing for a washing machine, and wall-mounted central heating boiler. Wood effect laminate flooring, central heating radiator, and uPVC window to the front. Lobby area gives access to the external front door, and a useful store sits just off the kitchen.

## FIRST FLOOR:

### Landing

With central heating radiator and staircase leading to the second floor.

### Bedroom 1

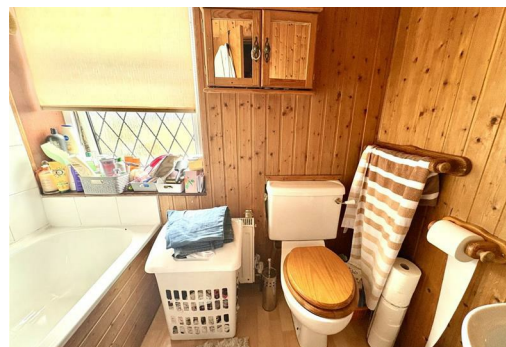
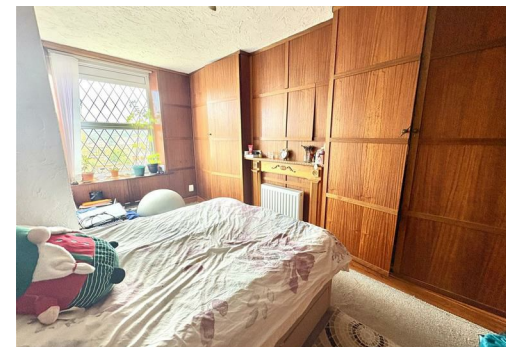
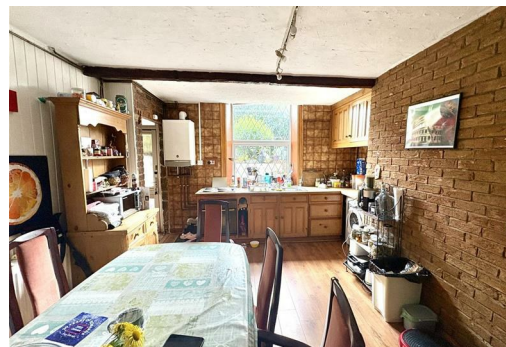
14'11" max x 8'10" max to wardrobes (4.55m max x 2.69m max to wardrobes)

A large double bedroom with fitted wardrobes, wall panelling, central heating radiator, and uPVC window to the front.

### Bathroom

Fitted with a three-piece white suite comprising panelled bath with shower attachment, pedestal wash hand basin, and low flush WC. Part tiled walls, central heating radiator, and uPVC window.

## SECOND FLOOR:



Bedroom 2

11'10" x 12'1" max (3.61m x 3.68m max)

Spacious attic bedroom with Velux skylight, exposed timber floorboards, and central heating radiator.

OUTSIDE:

To the front of the property is a paved garden area with steps down providing private access to the lower ground floor kitchen.

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:

From our Elland office, proceed up Victoria Road. Keep left on the bend continuing along Victoria Road and immediately turn left onto Savile Road. The subject property is located on the right-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.



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

