



15 Crestfield Drive, Elland, HX5 0LW  
£249,950

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Offered with no chain is this 2 bedroom, semi-detached property. Well presented throughout with features including smart lighting, oak veneer doors, uPVC double glazing and accommodation briefly comprising:- kitchen, lounge, 2 bedrooms, shower room and attic room. This property would make a superb purchase for a first time buyer, downsizer or professional couple alike, looking for a property which can be occupied with the minimum of expense.

Externally there are well kept gardens to both front and rear, the rear garden provides a good degree of privacy, whilst the front also provides off road parking and access to a larger than average garage.

Situated within Elland, the property has good access to all the daily amenities afforded there, as well as further access to the M62 and main arterial routes to Halifax, Brighouse and Huddersfield.



## GROUND FLOOR:

Enter the property via a composite and glazed exterior door into:-

### Kitchen

14'8" x 9'1" (4.47m x 2.77m)

This contemporary kitchen is fitted with a range of wall and base units, with brass features, laminated work surfaces and matching upstands. There is an inset composite sink unit with side drainer and mixer tap, integrated 4 ring induction hob with extractor fan above, dishwasher, fridge freezer, multi-oven, fan assisted oven and space for a washing machine. The kitchen is also fitted with a vertical radiator, 2 uPVC double glazed windows to both front and side elevation, smart lighting and a door which accesses the inner hallway.

### Inner Hallway

Providing access to the attic room via a retractable ladder.

### Lounge

11'3" x 16'6" (3.35m x 4.88m)

A well presented reception room, having oak effect flooring, ceiling coving, a central heating radiator and uPVC double glazed window overlooking the front garden. The main focal point of the room is an electric fire, with timber surround, back and hearth.

### Bedroom 1

12'9" x 11'3" (3.89m x 3.43m)

With a continuation of the oak flooring and fitted with a range of wardrobes and drawers to one wall, which provide ample hanging and storage space. There is a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom 2

8'11" x 8'7" (2.72m x 2.62m)

Currently used as a dressing room/cloakroom, this room could provide a single bedroom if required. There are a range of fitted wardrobes to one wall, a central heating radiator, a continuation of the timber effect flooring and uPVC double glazed French doors which access the rear garden.

### Shower Room

This modern shower room has aqua panelling to the walls and is fitted with a 3 piece suite comprising of a vanity wash basin, low flush WC and walk-in shower cubicle. There are gold fittings and gold effect radiator, together with a uPVC double glazed window to the side elevation and useful storage cupboard.





### Attic Room

Currently utilised as a storage/work space, with a uPVC double glazed window to the side elevation, central heating and wall mounted central heating boiler.

### OUTSIDE:

To the front of the property there is a well kept low maintenance garden, with mature borders and is pebbled. The tarmacadam driveway provides parking for a number of vehicles and leads to the detached garage. There are water points to the front and power points, along with an EV charger. To the rear, there is an enclosed garden which comprises of a paved seating area, artificial grass, decked seating area which takes full advantage of the sun in the warmer months. A personal door provides access into the garage.

### Garage

Being larger than average, with a uPVC double glazed window to the side elevation and is accessed to the front via a roller shutter door. There are also power points, heating and separate consumer unit.

### 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:

C

### 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 on 01422 374811.





## Ground Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### 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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