



87 Elland Lane, Lower Edge, Elland, HX5 9EP

£145,000

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Situated in a highly desirable residential area, this two-bedroom end-terrace home presents an excellent opportunity for buyers eager to personalise a property to their taste. Though some modernisation is needed, the house offers generously sized living space, including a spacious dining kitchen, a contemporary shower room, and two well-proportioned bedrooms. Additional advantages include off-site off-road parking and the benefit of no onward chain, making it an attractive option for first-time buyers, investors, or anyone seeking a manageable renovation project in a popular location. The property also features gas central heating, double glazing, and cavity wall insulation.



GROUND FLOOR:

Entrance Vestibule

Accessed via a uPVC external door, the entrance vestibule provides a welcoming first impression with a central heating radiator and staircase rising to the first-floor level.

Lounge

11'4" x 10'5" max (3.45m x 3.18m max)

Situated at the front of the property, the lounge features a living flame, coal-effect gas fire set into a marble hearth, a uPVC window to the front elevation, and a central heating radiator. The room is open plan to the dining kitchen, creating a spacious and flowing ground floor layout.

Dining Kitchen

13'8" x 9'7" (4.17m x 2.92m)

A generous and bright kitchen/dining space with direct access to the rear garden through uPVC French doors. The dining area includes a central heating radiator, while the kitchen is fitted with a range of matching wall and base units, complementary work surfaces, and an inset stainless steel sink with side drainer and mixer tap. Appliances include a four-ring electric hob with integrated double oven beneath, and there is space and plumbing for an automatic washing machine. The kitchen also houses the wall-mounted central heating boiler and benefits from a uPVC window overlooking the rear garden.

FIRST FLOOR:

Landing

With access to the loft and leading to both bedrooms and the house shower room.

Master Bedroom

13'9" max including bulkhead x 10'6" (4.19m max including bulkhead x 3.20m)

A spacious double bedroom positioned at the front of the property, featuring two uPVC windows for plenty of natural light and a central heating radiator.

Bedroom 2

11'0" x 6'9" (3.35m x 2.06m)

Located at the rear of the property, this well-proportioned second bedroom includes a uPVC window and central heating radiator.



Shower Room

A modern and stylish shower room fitted with a three-piece white suite comprising a low-flush WC, wash hand basin set in vanity storage, and a shower enclosure with thermostatic shower. Finished with full wall tiling, inset ceiling spotlights, a chrome heated towel rail, and a uPVC window.

OUTSIDE:

To the front of the property is a gravel garden area with access to a footpath leading to the rear of the property. The rear garden is paved and enclosed by fencing. The property also has an allocated parking space off site.

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 via Southgate and turn left at the roundabout onto Elland-Riorges Link. Proceed straight ahead at the next roundabout and on reaching the figure of 8 roundabout take the third exit onto Elland Lane. Proceed along Elland lane past the hospital and the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

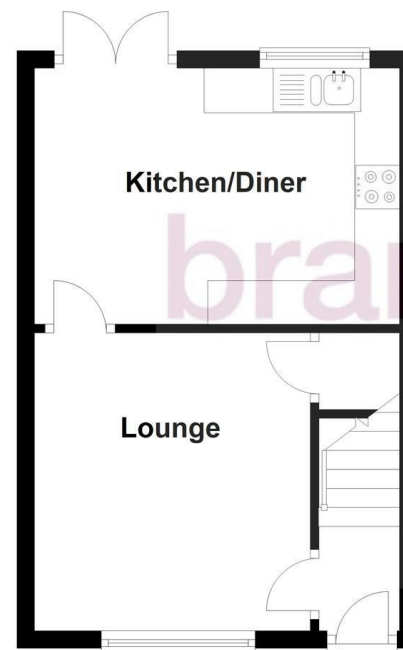
MORTGAGES:

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.

Ground Floor



First Floor



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		
(112 plus) A		
(81-111) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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