



33 Albert Street, Elland, HX5 0PX
£149,500

bramleys



This well-presented mid-terraced property offers deceptively spacious two bedroom accommodation, benefiting from gas fired central heating and uPVC double glazing throughout. Situated on a popular no-through road on the outskirts of Elland town centre, the property provides convenient access to local amenities and is within approximately three miles of the M62 motorway network. Of particular note is the generously proportioned dining kitchen and the luxury antique-style house bathroom, making this an ideal home for first-time buyers, downsizers or investors alike.



GROUND FLOOR:

Entrance Vestibule

Entered via an external door with inset glazed panel, the vestibule provides access to the staircase rising to the first floor and a door leading through to the lounge.

Lounge

14'10 x 13'1 (4.52m x 3.99m)

A well-proportioned and attractively presented reception room featuring an inset wood burning stove with slate hearth. Additional features include ceiling coving and rose, a uPVC double glazed window to the front elevation and a central heating radiator. A door leads through to the inner lobby.

Inner Lobby

Providing access to the lower ground floor cellar and a further door leading into the dining kitchen.

Cellar

Accessed from the rear lobby and providing useful storage space.

Dining Kitchen

11'2 x 16'8 (3.40m x 5.08m)

A particularly spacious dining kitchen fitted with an attractive range of matching wall and base units with complementary working surfaces. Incorporating a 1½ bowl stainless steel sink with side drainer and mixer tap, the kitchen also offers space and plumbing for a slimline dishwasher and an automatic washing machine. Further features include part tiled walls, exposed stone flooring, a central heating radiator, uPVC double glazed window to the rear elevation and a uPVC external door providing direct access to the rear garden.

FIRST FLOOR:

Having a loft access point and doors leading to the bedroom accommodation and house bathroom.

Master Bedroom

A generously proportioned double bedroom fitted with a contemporary and comprehensive range of furniture including wardrobes, bedside cabinets and chest of drawers. The room also benefits from a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 2

7'11 x 11'2 (2.41m x 3.40m)

A good sized second bedroom with a uPVC double glazed window to the rear elevation and a central heating radiator.



House Bathroom

A most spacious and characterful bathroom furnished with a three piece antique-style white suite comprising low flush WC, wash hand basin incorporating a towel rail, and a freestanding roll-top claw foot bath with shower attachment. The bathroom further benefits from a tiled floor, dado rail, shelving within the recess, uPVC double glazed window to the rear elevation and a useful built-in storage cupboard housing the central heating boiler.

OUTSIDE:

To the front of the property there is on-street parking, while to the rear is an enclosed, low-maintenance garden providing a pleasant and private outdoor space.

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 Victoria Road, travel up the hill and just before the bend, turn right onto Albert Street. The subject property can be found on the right hand side and 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

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12+) | A | | |
| (81-91) | B | | 78 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Huddersfield | Halifax | Elland | Mirfield

