



11 Coniston Close, Elland, HX5 9ET  
£175,000

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Occupying a pleasant position within the popular residential area of Lower Edge is this beautifully presented two bedroom property, renovated throughout by the current owners to include a newly fitted kitchen, fresh decoration and new carpets. Offering majority central heating and uPVC double glazing throughout, the property provides ready-to-move-into accommodation and is conveniently located for well regarded local schools, a range of amenities and excellent access to the M62 motorway network for commuters.



## GROUND FLOOR:

### Entrance Vestibule

Enter the property via a uPVC external door to the front elevation into the entrance vestibule, having a staircase rising to the first floor and door leading through to the lounge.

### Lounge

11'2 x 10'6 (3.40m x 3.20m)

Positioned to the front of the property with a uPVC window allowing plenty of natural light and enjoying far reaching views. Featuring a granite fireplace with inset living flame gas fire, useful under-stairs storage cupboard, decorative wall panelling and ceiling coving. Open plan to the dining kitchen.

### Dining Kitchen

13'7 x 10'2 (4.14m x 3.10m)

A spacious open plan dining kitchen fitted with a modern range of matching wall and base units with complementary laminate work surfaces and inset stainless steel sink with side drainer, mixer and spray tap. Incorporating a built-in electric hob with extractor canopy over and electric oven beneath, space and plumbing for an automatic washing machine, wall mounted central heating boiler and space for an American style fridge freezer. Having inset ceiling spotlights, wood effect flooring, ceiling coving, central heating radiator and double glazed door providing direct access to the rear garden.

## FIRST FLOOR:

### Landing

With loft access point.

### Master Bedroom

10'7 x 12'0 to wardrobes (3.23m x 3.66m to wardrobes)

A good sized double bedroom positioned to the front of the property with two uPVC windows enjoying far reaching views. Having a range of fitted wardrobes and cupboards to the alcoves and ceiling coving.

### Bedroom 2

10'7 x 6'10 (3.23m x 2.08m)

With ceiling coving, central heating radiator and uPVC window to the rear elevation.



## House Bathroom

Furnished in a three piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower attachment over. Fully tiled walls and uPVC obscured glazed window.

## OUTSIDE:

To the front is a paved and pebbled garden area with flower borders, offering potential to create off-road parking subject to the necessary consents.

To the rear is an enclosed garden comprising a decked terrace directly off the dining kitchen, leading to a further paved garden with shrub and flower borders, enclosed by timber fencing.

The property also has a 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.

## 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.



## 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			
(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	

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