



15 Bedford Street, Elland, HX5 0AN  
£180,000

bramleys





A spacious and beautifully presented four-bedroom townhouse, situated in a popular residential area and conveniently located for local amenities and well regarded schools. This characterful home combines contemporary décor with a versatile layout arranged over three floors, complemented by modern fixtures and fittings throughout, uPVC double glazing, and central heating.



The accommodation briefly comprises a welcoming lounge, separate dining room, and a well-appointed kitchen. The upper floors offer a generous master bedroom with walk-in dressing room and en-suite, three further well proportioned bedrooms, and a stylish family bathroom. Externally, the property benefits from a private enclosed rear garden.



## GROUND FLOOR:

### Entrance Vestibule

Enter via a uPVC front door into a welcoming vestibule with wall panelling and tiled flooring, providing access to the dining room.

### Dining Room

13'7 x 11'10 (4.14m x 3.61m)

Spacious reception room with timber parquet-style flooring, picture rail, central heating radiator, and UPVC window to the front.

### Lounge

13'9 x 13'9 (4.19m x 4.19m)

Positioned at the rear, featuring a decorative open fireplace with timber mantle and tiled hearth, UPVC window, central heating radiator, and access to stairs descending to the cellar.

### Kitchen

11'6 x 5'4 (3.51m x 1.63m)

Fitted with a modern range of wall and base units, complementary working surfaces, inset stainless steel sink with side drainer and mixer tap. Includes gas cooker point, space for fridge freezer, plumbing for an automatic washing machine, UPVC window, tiled splashbacks, wood effect laminate flooring, and a rear door to the garden.

## FIRST FLOOR:

### Master Bedroom

13'3 x 11'11 (4.04m x 3.63m)

A generous double with a UPVC window, central heating radiator, and wall-mounted contemporary electric fire. Door to:

### Dressing room

8'6 x 4'3 max (2.59m x 1.30m max)

Fitted with shelving and hanging space, leading to:

### En-Suite Shower Room

Fully tiled walls and floor, comprising low flush WC, glass bowl wash hand basin with mixer tap set in vanity unit, large walk-in shower with rain-style thermostatic shower, inset ceiling spotlights, and central heating radiator.

### Bedroom 2

12'5" x 11'8" (3.81m x 3.58m)

A spacious second bedroom with uPVC window to the rear elevation, central heating radiator and decorative inset fireplace with wood effect laminate flooring.

## SECOND FLOOR:

### Bedroom 3

12'6 x 12'0 (3.81m x 3.66m)

Double bedroom with exposed ceiling beams, built-in cupboards, UPVC window to front, and central heating radiator.







#### Bedroom 4

13'5" x 6'5" (4.09m x 1.98m)

Bedroom with UPVC window to the rear elevation and a central heating radiator.

#### Family Bathroom

Modern three-piece suite with panelled bath with shower attachment, low flush WC, vanity wash hand basin, two Velux windows, exposed ceiling beam, chrome ladder-style heated towel rail, tiled walls, and wood effect flooring.

#### OUTSIDE:

To the rear of the property is an enclosed yard area with artificial lawn.

#### 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 heading up the hill and take the first right onto Burley Street, take the second right hand turning onto Bedford Street where the property can be found on the left 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.









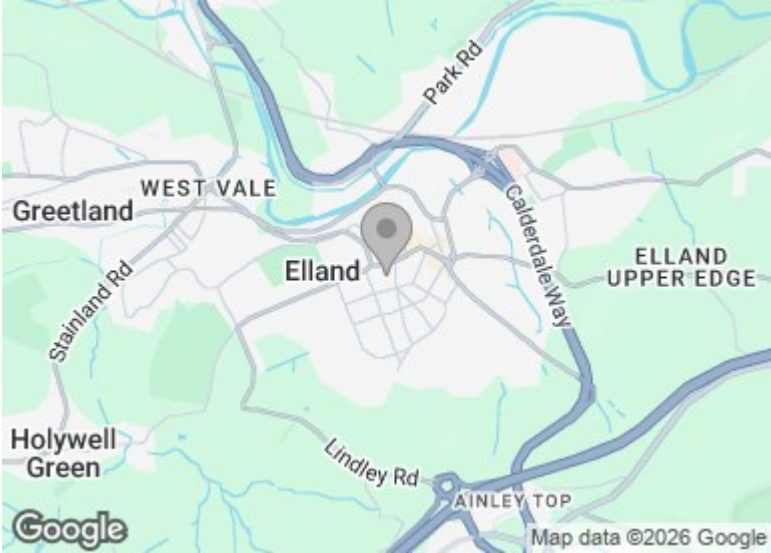
# Energy Efficiency Rating

|                                             | 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<br>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:

- 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.
- 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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