



21 Albert Street, Elland, HX5 0PX  
£160,000

bramleys





Offered for sale with no upward chain, rich in charm and individuality, this 2 bedroomed terraced property showcases exposed floorboards, feature fireplaces and a stunning roll top bathroom, creating a warm and inviting home with a strong sense of style. Ideally suited to first time buyers, this beautifully presented home combines character features with tasteful presentation throughout. Located within walking distance of a wide range of amenities in the town centre, along with excellent public transport links and convenient access to the M62 motorway network, the property is perfectly placed for modern day living. Externally, there is an enclosed rear garden with a stone flagged patio, offering a low maintenance outdoor space ideal for relaxing or entertaining.



## GROUND FLOOR:

### Entrance Vestibule

Accessed via a timber external door, having ceiling coving and exposed floorboards, with a door leading into the lounge.

### Lounge

15'3" x 13'1" max (4.65m x 3.99m max)

A spacious and stylishly presented reception room featuring exposed floorboards, decorative ceiling coving and an exposed brick fireplace with stone hearth. Having a central heating radiator and a UPVC window to the front elevation.

### Inner Lobby

With staircase rising to the first floor, dado rail and timber flooring.

### Dining Kitchen

15'5" x 13'0" max (4.70m x 3.96m max)

Positioned to the rear of the property and fitted with a range of matching wall and base units with complementary working surfaces and inset stainless steel sink with side drainer. Having an electric cooker point, space and plumbing for an automatic washing machine and a wall mounted central heating boiler. The room features a stone flagged floor, central heating radiator, ceiling coving and a feature chimney breast with open fireplace. UPVC window overlooking the rear garden, door to cellar and external door providing direct access outside.

## FIRST FLOOR:

### Landing

With loft access point.

### Master Bedroom

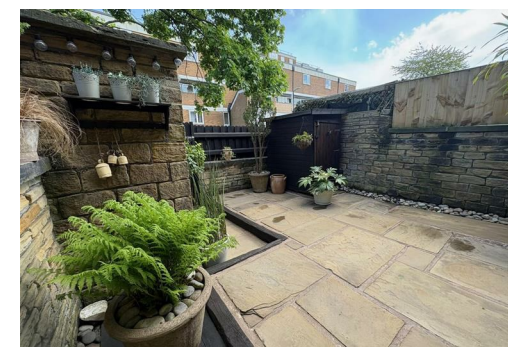
15'3" x 13'1" max (4.65m x 3.99m max)

A generously proportioned double bedroom positioned to the front of the property, featuring exposed floorboards, a UPVC double glazed window, central heating radiator and an open feature fireplace. Door leading to a walk-in wardrobe.

### Bedroom 2

13'3" x 7'0" (4.04m x 2.13m)

A beautifully presented second double bedroom with exposed timber floorboards, ceiling coving, central heating radiator and UPVC window to the rear elevation.



## Bathroom

Furnished in a traditional three-piece white suite comprising low flush WC, pedestal wash hand basin and a freestanding claw foot roll top bath with mixer tap and shower attachment. Featuring part wall panelling, dado rail, ceiling coving and an open fireplace with stone hearth, along with a central heating radiator.

## OUTSIDE:

The property has a small garden frontage and to the rear of the property is an enclosed garden with a stone flagged patio area, designed for low maintenance and providing an ideal outdoor seating 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 travelling up Victoria Road, turning right onto Albert Street before reaching the bend. The subject property can be found on the right 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.



## 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)	A		
(81-91)	B		
(69-80)	C		
(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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