



43 South Parade, Elland, HX5 0NR  
£210,000

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Situated in this popular residential location within easy reach of Elland town centre and local amenities, this well-maintained semi-detached bungalow offers flexible two-bedroom accommodation with the option of a second reception room or formal dining space. The property boasts well-kept gardens to front and rear, a detached garage, off-road parking, and a delightful conservatory overlooking the rear garden. Internally, the property is well-appointed with fitted kitchen, contemporary shower room, and spacious lounge. Early internal viewing is recommended to fully appreciate the space, layout and setting of this desirable home.





## GROUND FLOOR:

### Entrance Hallway

Entered via a uPVC external door to the side of the property, the hallway has wood-effect laminate flooring, central heating radiator, built-in storage cupboards, loft access point, and ceiling coving.

### Lounge

15'6" x 13'0" max (4.72m x 3.96m max)

Generous front-facing reception room with uPVC sliding patio doors overlooking the front garden. Features include a living flame inset gas fire with timber surround and tiled hearth, central heating radiator, and ceiling coving.

### Kitchen

11'6" x 7'7" (3.51m x 2.31m)

Fitted with a range of matching wall and base units with work surfaces and tiled splashbacks. Includes an inset stainless steel sink with side drainer and mixer tap, 4-burner gas hob with gas oven, built-in extractor canopy, integrated washing machine and fridge freezer, wood-effect flooring, concealed ceiling lighting, and uPVC window to the front elevation.

### Master Bedroom

12'10" x 9'10" (3.91m x 3.00m)

Spacious double bedroom, quietly positioned to the rear, having uPVC window overlooking the rear garden, central heating radiator, and ceiling coving.

### Bedroom 2 / Dining Room

10'7" x 7'4" (3.23m x 2.24m)

Versatile second room with uPVC French doors leading to the conservatory, central heating radiator, and ceiling coving.

### Conservatory

9'0" x 8'10" (2.74m x 2.69m)

Constructed in uPVC double glazing with French doors giving direct access to the rear garden, tiled flooring, and two wall light points.

### Shower Room

Fully tiled and furnished with a modern three-piece white suite comprising low flush WC, wash hand basin set within vanity storage, and large walk-in shower enclosure with thermostatic shower, chrome ladder-style heated towel rail, inset ceiling spotlights, and uPVC window.



OUTSIDE:

To the front is a generous lawned garden with flower borders and a tarmac driveway providing off-road parking and continuing along the side of the property. To the rear is a well-proportioned garden, enclosed by timber fencing, with gravelled and paved seating areas. A detached single garage is also positioned to the rear.

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 at the roundabout, continue straight ahead onto Huddersfield Road. Turn right onto South Lane just before the ALDI supermarket. Continue uphill and turn right onto South Parade. At the junction, continue straight ahead where the property can be found on the left-hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

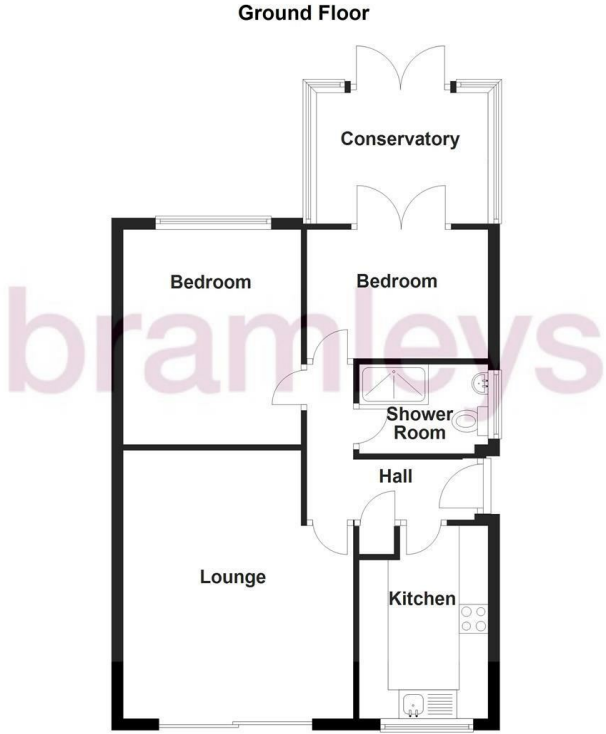
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MORTGAGES:

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

