



27 Jepson Lane, Elland, HX5 0PY  
£215,000

bramleys



A SPACIOUS THREE BEDROOM STONE TERRACE IN THE HEART OF ELLAND, IDEALLY LOCATED FOR LOCAL AMENITIES AND EXCELLENT M62 COMMUTER LINKS.

This generous-sized property offers versatile living space across two floors, making it a fantastic option for growing families or first-time buyers. Boasting two large reception rooms, a fitted kitchen, three well-proportioned bedrooms and a shower room, the home is further enhanced by off-road parking and enclosed gardens to both front and rear. With uPVC double glazing and gas central heating throughout, this well-maintained home is ready to move into and enjoy. Early viewing is highly recommended.



## GROUND FLOOR:

### Entrance Hallway

Entrance Hallway: - Having a cupboard which houses the central heating boiler.

### Lounge

14'7 x 13'8 (4.45m x 4.17m )

Having laminate flooring, gas fire, uPVC double glazed window and central heating radiator.

### Dining Room

10'10 x 14'2 (3.30m x 4.32m)

Having a gas fire, laminate flooring and useful storage cupboard.

### Kitchen

16'0 x 6'5 (4.88m x 1.96m )

Having wall and base units, a free standing gas cooker, stainless steel sink unit with side drainer, uPVC double glazed window and an uPVC external door to the rear of the property.

## FIRST FLOOR:

### Landing

### Master Bedroom

13'10 x 13'7 (4.22m x 4.14m )

Being positioned to the rear of the property and having a built-in wardrobe, laminate flooring, central heating radiator and a uPVC double glazed window.

### Bedroom 2

14'6 x 13'8 max (4.42m x 4.17m max)

Having laminate flooring, central heating radiator and a uPVC double glazed window.

### Bedroom 3

7'7 x 6'11 (2.31m x 2.11m)

Having laminate flooring, central heating radiator and a uPVC double glazed window.



## Shower Room

Comprising of a three piece suite in white incorporating shower cubicle, low flush wc and pedestal hand wash basin.

## OUTSIDE:

There are enclosed gardens to the front and rear and off road parking 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 Victoria Road and proceed up the hill following the road around to the right which becomes Jepson Lane. The property can be found on the right hand side identified by the Bramleys for sale board.

## 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.

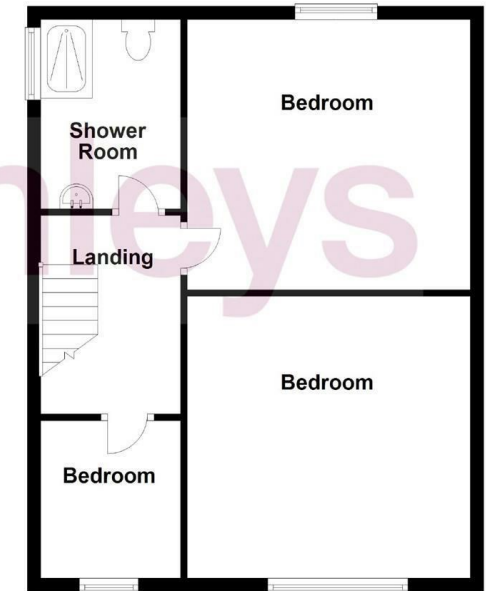
## ONLINE CONVEYANCING SERVICES:

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.

Ground Floor



First Floor

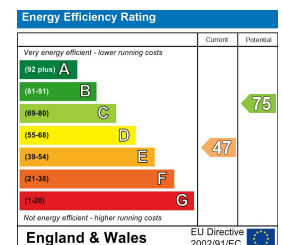


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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