



23 Westbury Fold, Elland, HX5 9AL

£75,000

bramleys





This well-maintained two-bedroom second floor apartment offers open-plan living with modern fixtures and fittings, gas central heating, and double glazing throughout. Situated on the outskirts of Elland town centre, the property forms part of a popular development which includes a lift, resident parking, and easy access to local amenities, major towns and the M62 motorway network. This property would make an ideal first-time purchase or buy-to-let investment.





### Entrance Hall

With wood effect laminate flooring, central heating radiator, telephone intercom system, and access to a useful storage cupboard.

### Living Kitchen

14'2" x 9'3", extending to 22'1" max (4.32m x 2.82m, extending to 6.73m max)

A spacious open-plan living area with wood effect laminate flooring, central heating radiator, and uPVC windows providing plenty of natural light. The corner balcony enjoys far-reaching views. The kitchen is fitted with a range of modern wall and base units, laminate work surfaces, tiled splashbacks, and an inset stainless steel sink with mixer tap. Integrated appliances include a washing machine, fridge freezer, electric hob, oven, and extractor canopy. A cupboard houses the central heating boiler.

### Bedroom 1

15'11" x 8'4" (4.85m x 2.54m)

A spacious double bedroom with uPVC window enjoying open views and central heating radiator.

### Bedroom 2

12'0" x 8'10" (3.66m x 2.69m)

A second double bedroom with uPVC window and central heating radiator.

### Bathroom

Furnished with a modern three piece white suite comprising a low flush WC, pedestal wash basin, and panelled bath with thermostatic shower over. Also having tiled splashbacks, central heating radiator, and extractor fan.

### External

There is a residents' car park providing an allocated parking 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 the Bramleys office and travel down Victoria Road. Turn right at the bend and continue to the roundabout, taking the first exit onto the Elland Riorges Link. Take the first right onto Dewsbury Road, then left onto Westbury Street where the car park can be found as the first turning on the right-hand side.

TENURE:

Leasehold - Term: 125 years from 01/01/2006 / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

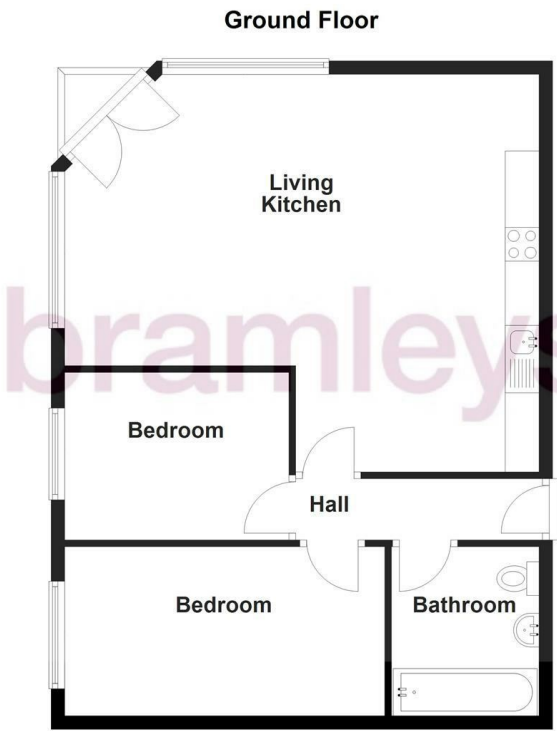
Band B

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.

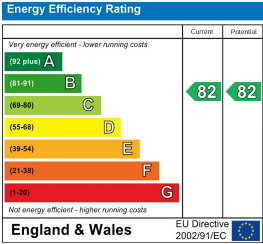


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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