



4 Bath Street, Elland, HX5 0NB
Offers Over £125,000

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Situated in a popular residential location, this two bedroom through terrace property offers well presented accommodation ideal for a range of buyers. Benefiting from uPVC double glazing and gas central heating, the property briefly comprises: entrance vestibule, lounge with feature fireplace and a modern dining kitchen. To the first floor there are two good sized bedrooms and a house bathroom, together with an enclosed garden to the rear.



GROUND FLOOR:

Entrance Vestibule

Lounge

14'7 x 13'10 (4.45m x 4.22m)

A well proportioned reception room featuring wood effect laminate flooring and a coal effect living flame gas fire set to a marble backcloth and hearth with timber surround. Having a central heating radiator and uPVC double glazed window to the front elevation.

Kitchen

16'11 x 7'9 (5.16m x 2.36m)

Fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks. The kitchen incorporates a five-ring gas hob, electric oven, and a stainless steel sink with side drainer and mixer tap. There is space and plumbing for an automatic washing machine. A wall-mounted central heating boiler was newly installed in November 2025 and comes with a 5-year warranty. The room benefits from two uPVC double glazed windows and a uPVC external door leading to the rear garden. There is also a useful storage area beneath the stairs.

FIRST FLOOR:

Landing

Bedroom 1

14'3 x 11'3 (4.34m x 3.43m)

A spacious double bedroom positioned to the front of the property, having a built-in storage cupboard, wood effect laminate flooring, central heating radiator and uPVC double glazed window.

Bedroom 2

11'2 x 9'3 (3.40m x 2.82m)

A good sized second bedroom positioned to the rear, having a central heating radiator and uPVC double glazed window.



Bathroom

Furnished with a three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. Fully tiled to the walls, with central heating radiator and uPVC double glazed window.

OUTSIDE:

The property is street lined to the front, whilst to the rear there is a pleasant enclosed garden area, providing an 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.

TENURE:

Freehold

COUNCIL TAX BAND:

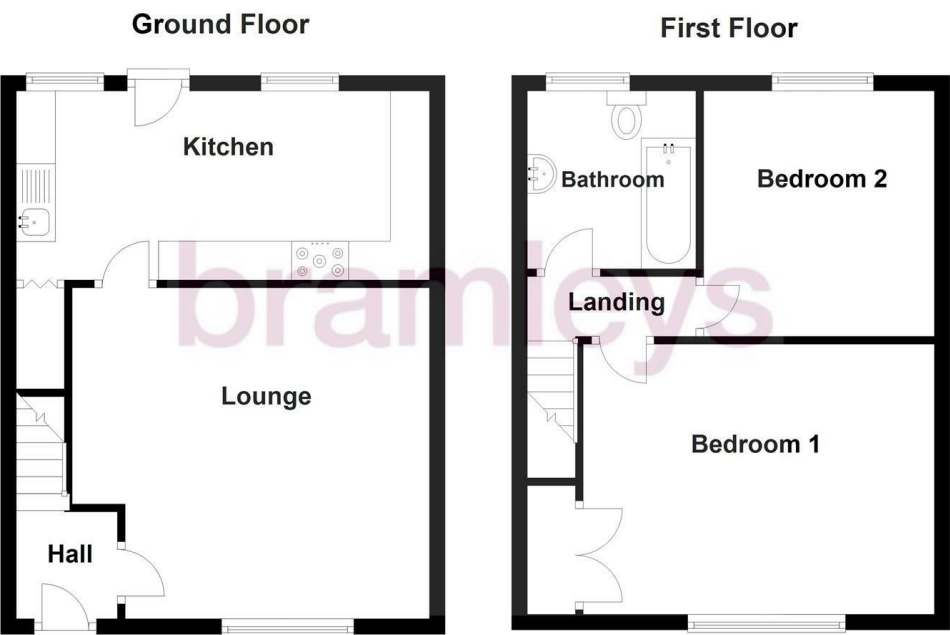
Band A

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

