



92 Elizabeth Street, Elland, HX5 0LD  
£80,000

bramleys







This 1 bedroomed terraced property is situated in the centre of Elland having good access links to Halifax, Brighouse and Huddersfield as well as benefitting from a range of local amenities. Benefitting from gas fired central heating and uPVC double glazing, the property would make an ideal purchase for the first time buyer. The property also benefits from a garden area to the front. An early internal inspection is highly recommended to appreciate what the property has to offer.

Energy Rating: E





## GROUND FLOOR:

Enter the property via a uPVC access door into:-

### Living Kitchen

16'2" x 12'0" (4.93m x 3.66m)

Fitted with a range of matching base units with laminated working surfaces, part tiled walls and a stainless steel sink unit with mixer taps and side drainer. There is an electric hob with built-in oven and overhead extractor fan and light, plumbing for a washing machine, sunken LED lighting and a uPVC double glazed window. The kitchen is open plan to the living area where there is a wall mounted electric heater and built-in under stair store cupboard.

## FIRST FLOOR:

### Landing

### Bedroom

10'1" x 8'7" (3.07m x 2.62m)

There is a uPVC double glazed window and wall mounted electric heater.

### Box Room

8'8" x 6'0" (2.64m x 1.83m)

Having a wall mounted electric heater and borrowed light from the adjacent bedroom.

### Bathroom

Furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a uPVC double glazed window and built-in linen cupboard.

## OUTSIDE:

There is a garden area to the front with flagged seating area and boundary walling.

## 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 Elland office on Victoria Road heading west and taking a left turn onto Burley Street. After a short distance, turn right onto Elizabeth Street and the property can be identified by the Bramleys for sale board.

**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.

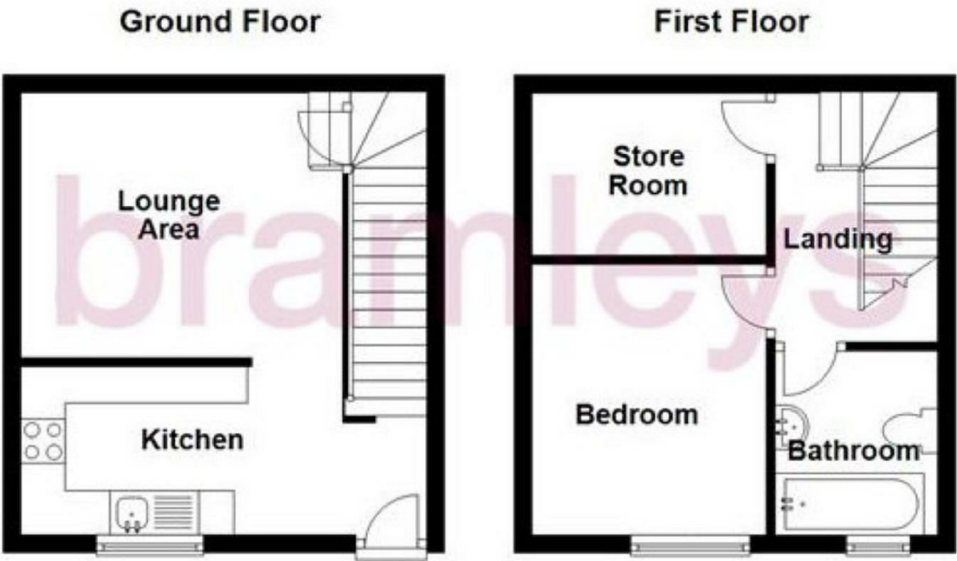
**ONLINE CONVEYANCING SERVICES:**

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.

**VIEWINGS:**

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811



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

