



1 Bean Street, Elland, HX5 9PA
£70,000

bramleys

A 2 bedroom, back to back property which presents an excellent investment opportunity. Situated in Upper Edge, the property has good access links to both Elland and Brighouse town centres. As well as being a short drive from the M62 motorway network.

Internally the property requires a programme of modernisation and improvement works. Externally there is a small buffer garden to the front.

An internal viewing is recommended to appreciate the potential on offer.

Energy Rating: TBA



GROUND FLOOR:

A uPVC access door leads into the entrance vestibule, which in turn leads through to the dining kitchen.

Dining Kitchen

13'3" x 16'1" (4.04m x 4.90m)

Having wall and base cupboards, with a stainless sink unit, plumbing for a washing machine, a uPVC double glazed window and a central heating radiator. There is access to the cellar head, which has electric cooking point and stairs leading down to the cellar.

LOWER GROUND FLOOR:

Cellar

Providing additional storage space.

FIRST FLOOR:

Landing

Bedroom

10'9" x 10'7" (3.28m x 3.23m)

Having a central heating radiator and uPVC double glazed window.

Bedroom/Box Room

6'6" x 5'7" (1.98m x 1.70m)

With a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is also a ladder style radiator.

OUTSIDE:

There is a small buffer style garden area to the front.

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:

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 on 01422 374811.

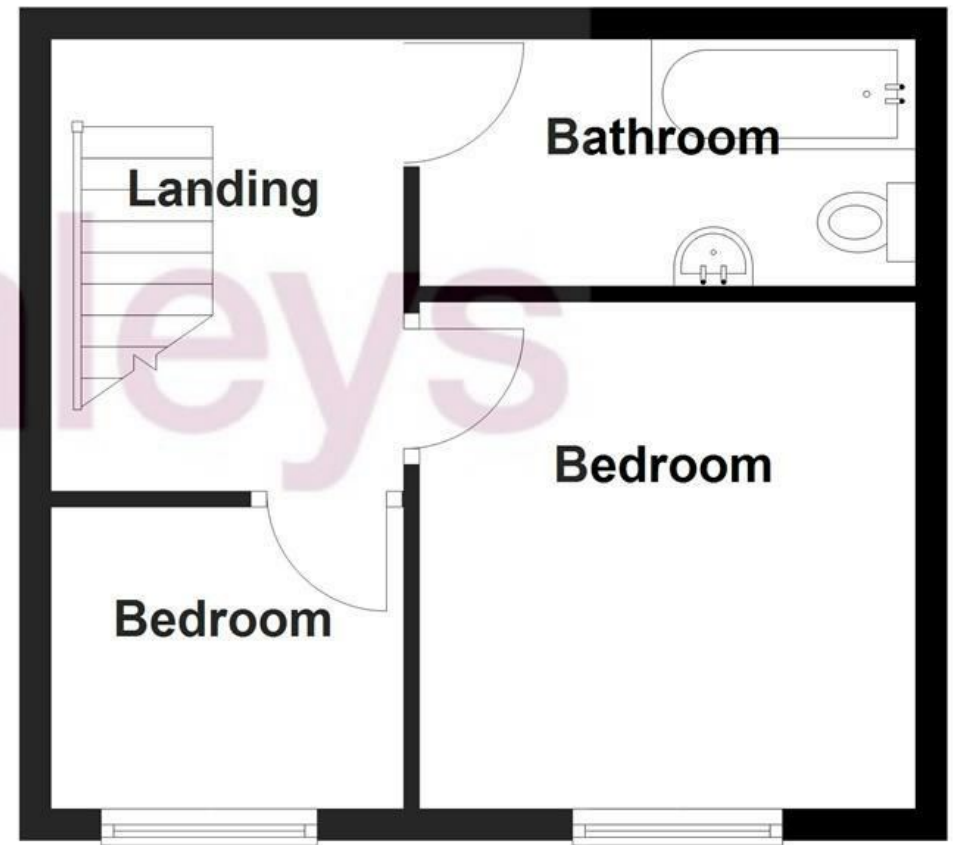


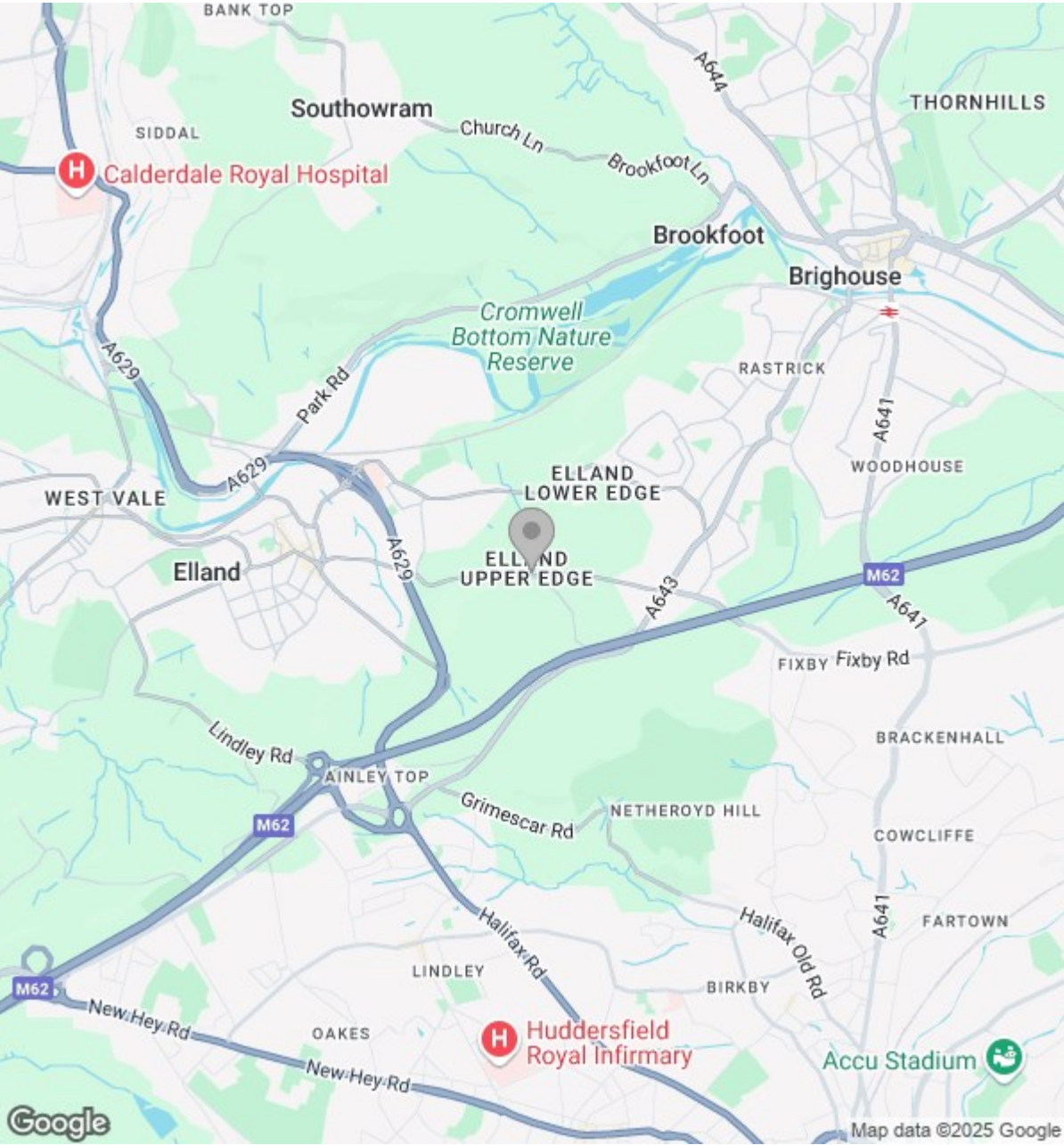
- *1/2 BED FRONT TERRACE*
- *POPULAR RESIDENTIAL LOCATION*
- *IDEAL BUY-TO-LET INVESTMENT*
- *AMENITIES NEARBY IN ELLAND*
- *ACCESS TO THE M62*
- *LOCAL TRANSPORT LINKS NEARBY*
- *PROGRAMME OF MODERNISATION AND IMPROVEMENT WORKS REQUIRED*
- *INTERNAL VIEWING RECOMMENDED TO APPRECIATE THE POTENTIAL ON OFFER*


Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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