



Korea, 5 Charles Street, Elland, HX5 0HP

£161,500

bramleys

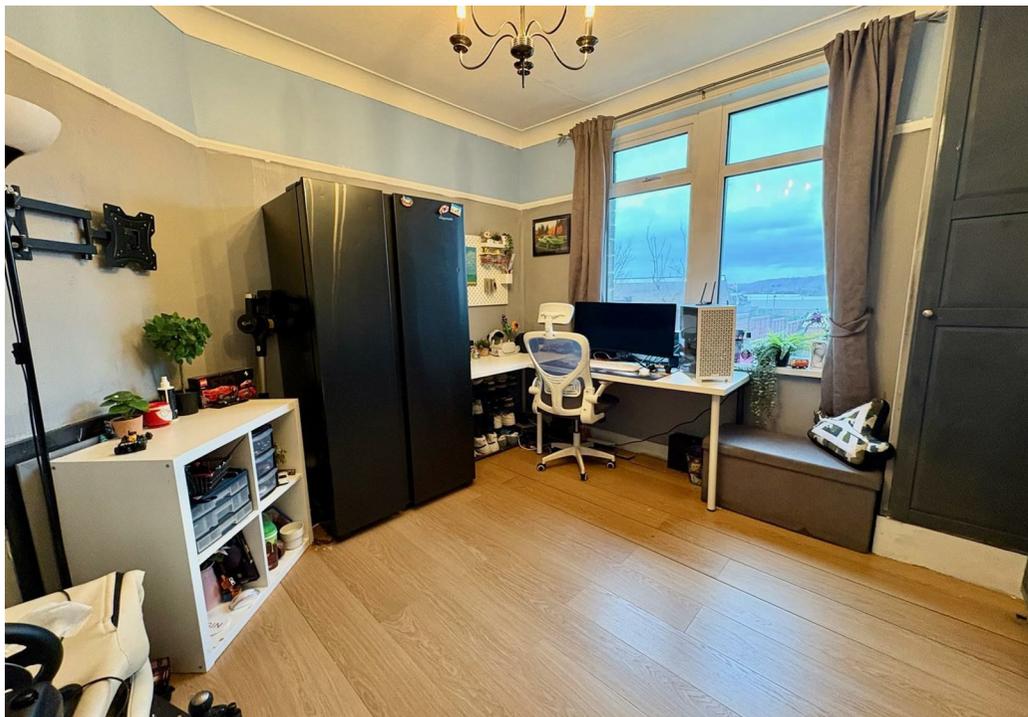




This well-presented three-bedroom mid-terraced property offers spacious and versatile accommodation throughout, including two generous reception rooms, making it ideal for families or first-time buyers. The home also benefits from a recently installed boiler, providing added efficiency and peace of mind for prospective purchasers.

Conveniently situated within close proximity to Elland town centre, the property enjoys easy access to a wide range of local amenities, well-regarded schools, excellent public transport links, and the M62 motorway network, making it ideal for commuters.

Externally, the property features a low-maintenance pebbled garden to the front, while to the rear there is a large tiered garden designed for both relaxation and entertaining. This attractive outdoor space includes an artificial lawn, a paved seating area, and a raised decking area, offering a versatile and enjoyable setting.



GROUND FLOOR:

Enter via a composite external door into the entrance vestibule, having a central heating radiator, wood effect laminate flooring, and a staircase rising to the first floor.

Lounge

12'11 x 13'7 max into bay (3.94m x 4.14m max into bay)

A well-proportioned lounge with wood effect laminate flooring, ceiling coving, and a gas fire set within a decorative tiled fireplace with timber surround. A large UPVC bay window to the front elevation provides excellent natural light.

Dining Room

11'5 x 10'10 (3.48m x 3.30m)

A generous dining room with ceiling coving, picture rail, and wood effect laminate flooring. A large UPVC window overlooks the rear garden, enjoying far-reaching views. There is a central heating radiator and a cupboard housing the central heating boiler.

Kitchen

11'6 x 5'1 (3.51m x 1.55m)

Fitted with a modern range of matching wall and base units with complementary working surfaces and an inset stainless steel sink with mixer tap. Integrated appliances include a four-ring induction hob with electric oven beneath and built-in extractor canopy. There is space and plumbing for an automatic washing machine and a full-size dishwasher. A UPVC window and UPVC door provide natural light and access to the rear garden.

Cellar/Lower Ground Floor

10'2 x 6'1 max (3.10m x 1.85m max)

Accessed via steps from the kitchen, providing useful storage and space for a tumble dryer.

FIRST FLOOR

Master Bedroom

10'1 x 10'1 (3.07m x 3.07m)

A good-sized double bedroom positioned to the rear, enjoying far-reaching views over the garden. Fitted with a central heating radiator and a new UPVC window.

Bedroom 2

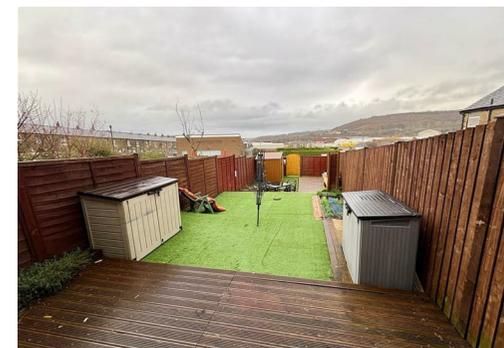
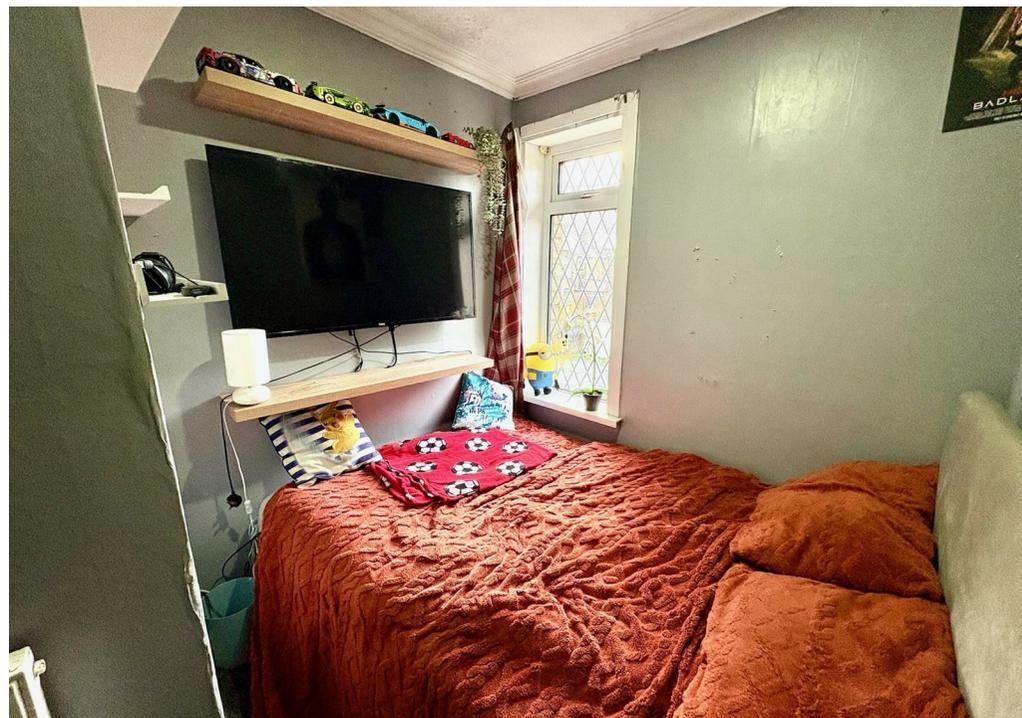
12'3 x 8'10 (3.73m x 2.69m)

A generous second bedroom to the front of the property with built-in cupboards and shelving in the alcoves. Central heating radiator and UPVC window.

Bedroom 3

9'5 max x 7'1 max (2.87m max x 2.16m max)

A third bedroom with ceiling coving, central heating radiator, and UPVC window to the front.



House Bathroom

Furnished in a modern three-piece white suite comprising a low flush WC, wash hand basin set to vanity, and panelled bath. Part tiled walls, built-in storage cupboard, central heating radiator, UPVC window, and inset ceiling spotlights.

OUTSIDE:

To the front of the property is an enclosed, pebbled garden area. to the rear is a large tiered garden with artificial lawn, paved seating area, and raised deck, enclosed by fencing and enjoying an open aspect at 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 Southgate and continue straight ahead at the roundabout into Huddersfield Road and turn right onto South Lane just before the Aldi supermarket. Continue up South Lane and Charles Street can be found on the right. The subject property can be found on the right hand side and identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

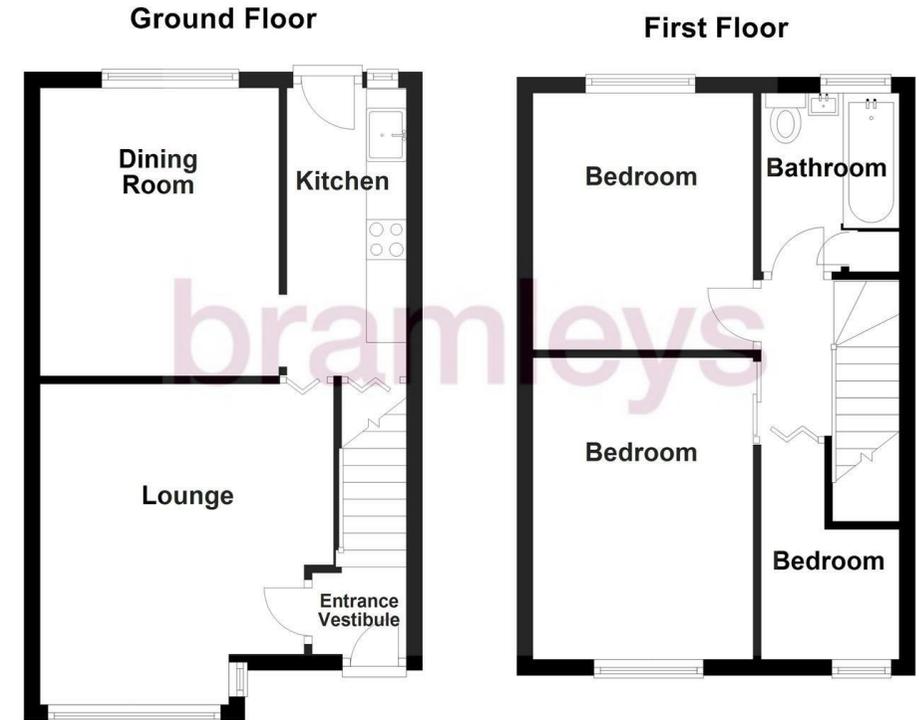
Band A

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus)	A		
(81-111)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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