



63 Whitwell Green Lane, Elland, HX5 9EG  
£145,000

bramleys





This 2 bedroom terrace property is situated in this residential district of Elland and within the catchment area for Old Earth Junior and Infants school. Having gas fired central heating and uPVC double glazing. The accommodation comprises in brief: Entrance vestibule, modern fitted kitchen, lounge/diner, 2 first floor double bedrooms and bathroom. Externally there are gardens to both front and rear. Being located approximately 3/4 mile from the centre of Elland, the property is handily located for access to J24 & 25 of the M62 thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.



## GROUND FLOOR:

### Entrance Vestibule:

Entered via a uPVC external front door, leading into the entrance vestibule with internal door to the lounge.

### Lounge/Diner

17'3" max x 11'2" max (5.26m max x 3.40m max)

A bright and spacious reception room presented as a lounge diner, with a uPVC window to the front elevation, ceiling coving, three wall light points, and central heating radiator. A door provides access to the kitchen and a further door leads to the staircase rising to the first floor.

### Kitchen

11'1" x 9'1" plus entrance (3.38m x 2.77m plus entrance)

Fitted with a range of modern wall and base units, laminate work surfaces and an inset stainless steel sink with side drainer and mixer tap. Integrated four-burner gas hob with oven beneath and extractor canopy over. Also includes a central heating radiator, wall-mounted boiler, and French doors giving direct access to the rear garden. There is also a useful understairs storage cupboard.

## FIRST FLOOR:

### Landing

### Master Bedroom

11'2" x 11'7" (3.40m x 3.53m)

A good-sized double bedroom positioned to the front of the property, featuring a uPVC window and central heating radiator.

### Bedroom 2

11'4" x 8'9" (3.45m x 2.67m)

A second double bedroom positioned to the rear with a uPVC window, central heating radiator, and built-in storage cupboard.

### Bathroom

Part tiled and furnished with a modern three-piece white suite comprising a panelled bath with shower attachment, pedestal wash hand basin, and low flush WC. Finished with a chrome ladder style heated towel rail and loft access.



OUTSIDE:

To the front of the property is a lawned garden area.  
To the rear, there is an enclosed garden with lawn and paved patio area, ideal for outdoor seating.  
Beyond the rear garden lies a separate plot offering scope to create off-road parking or even a garage, subject to any necessary consents

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 travelling down Victoria Road and onto Southgate. At the roundabout turn left onto the Elland Riorges Link and follow the road over the next roundabout and down to the figure of 8 roundabout. At the figure of 8 roundabout take the 3rd exit onto Elland Lane towards the Hospital and continue up the road passing the shops on the right hand side. Whitwell Green Lane can be found as a turning on the right hand side and the subject property clearly identified on the left by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

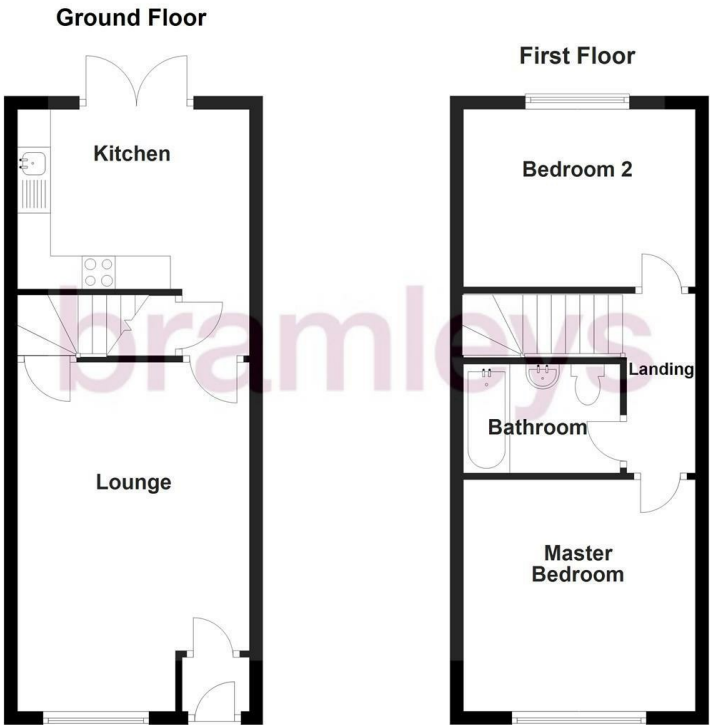
Band A

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

