



18 Banks End Road, Elland, HX5 9JZ
£154,995

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Situated in a highly convenient and well-regarded residential area of Elland, this attractive two-bedroom terraced property offers spacious and well-presented accommodation throughout, enhanced by spectacular far-reaching views to the front. The property benefits from gas fired central heating, uPVC double glazing and a modern open-plan dining kitchen, with the added advantage of a useful lower ground floor cellar. An ideal purchase for first-time buyers, professionals or downsizers seeking a well-located home with character and modern finishes.



GROUND FLOOR:

Entrance Vestibule

Accessed via a composite external door to the front, having a central heating radiator and staircase rising to the first floor.

Lounge

12'7 max x 14'2 max (3.84m max x 4.32m max)

A spacious reception room positioned to the front elevation, enjoying spectacular far-reaching views through a uPVC double glazed window. Featuring a central heating radiator, open fireplace with stone hearth and inset multi-fuel stove with timber mantle, and two wall light points.

Dining Kitchen

12'0 x 12'0 max (3.66m x 3.66m max)

An open-plan dining kitchen fitted with a modern range of matching wall and base units with complementary laminate working surfaces. Incorporating a stainless steel sink with side drainer and mixer tap, five-burner gas hob with electric oven beneath, fitted extractor canopy, integrated under-counter fridge and freezer, and space and plumbing for an automatic washing machine. Finished with tiled splashbacks, under-cupboard lighting, low-level plinth lighting, inset ceiling spotlights, central heating radiator, uPVC window overlooking the rear garden and a uPVC external door providing direct access to the rear.

Cellar

Providing useful storage space and housing power with space for a tumble dryer.

FIRST FLOOR:

Landing

With loft access point.

Master Bedroom

16'5 max x 11'0 max (5.00m max x 3.35m max)

A generously sized double bedroom positioned to the front of the property, enjoying fantastic far-reaching views, with built-in storage to the bulkhead, central heating radiator and uPVC double glazed window.

Bedroom 2

15'2 max a 8'0 max (4.62m max a 2.44m max)

A second generously proportioned bedroom positioned to the rear elevation, with central heating radiator and uPVC double glazed window.



House Bathroom

A spacious and stylish bathroom, fully tiled to the walls and floor and furnished with a four-piece white suite comprising low flush WC, pedestal wash hand basin, corner shower enclosure with thermostatic shower, and a freestanding bath with freestanding mixer tap and shower attachment. Finished with inset ceiling spotlights, central heating radiator and uPVC double glazed window.

OUTSIDE:

To the rear of the property is a decked terrace, providing a pleasant and practical outdoor seating area. Please note: The rear garden area is not currently shown on the Land Registry title. We are advised by the vendor that an application has been submitted, and that the Land Registry has acknowledged receipt of this application and indicated that the transfer may be capable of being expedited upon sale (title number YY212669).

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 Elland via Victoria Road and proceed down Southgate to the roundabout, at the roundabout take the first exit and then bear immediately right onto Dewsbury Road. Proceed along Dewsbury Road, under the A629 bridge and into Upper Edge. Continue up the hill, where the turning for Banks End Road can be found on the right hand side and the subject property is located on the left.

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.



Total area: approx. 68.8 sq. metres (740.8 sq. feet)

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 | | | |
| (12 plus) A | B | | 84 |
| (81-91) | C | | |
| (69-80) | D | 61 | |
| (55-68) | E | | |
| (39-54) | F | | |
| (21-38) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Huddersfield | Halifax | Elland | Mirfield

