



Apt 4 Heathfield Grange, Elland Lane, Elland, HX5 9EU

No Offers £145,000

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Located within the exclusive gated development of Heathfield Grange, this immaculately presented first floor apartment enjoys a peaceful setting with far-reaching views to the west from its private balcony. The property has been extensively updated and redecorated throughout by the current vendors, with improvements including recently replaced uPVC double glazing, upgraded kitchen appliances, refreshed bathroom fittings, and a general programme of modernisation to create a stylish, move-in ready home. Offering a spacious open plan living/dining area, **TWO DOUBLE BEDROOMS** and a high-quality contemporary finish, the apartment is perfectly suited to professionals, downsizers, or investors. An allocated parking space and visitor parking are included, while the location provides convenient access to Elland town centre, the M62 motorway, and local countryside walks.



## Entrance Hall

Welcoming entrance with wall-mounted electric heater, ceiling spotlights, and a built-in storage cupboard housing the hot water cylinder.

## Lounge

18'3" x 11'10" max (5.56m x 3.61m max)

A beautifully presented and generously proportioned reception room, offering ample space for both living and dining. Features include inset ceiling spotlights, a contemporary wall-mounted electric fire with remote control, and French doors opening onto a private balcony. Fitted with a wall-mounted electric heater and open plan to the kitchen.

## Kitchen

11'11" x 9'4" (3.63m x 2.84m)

Modern kitchen fitted with a range of matching wall and base units, laminate work surfaces, tiled splashbacks, and tiled flooring. Recently updated to include a new electric oven, four-ring hob, and extractor canopy. Also includes under-cupboard lighting, a 1.5 bowl stainless steel sink with mixer tap, and space/plumbing for a washing machine and fridge freezer.

## Master Bedroom

12'10" x 14'5" (3.91m x 4.39m)

A generous double bedroom with uPVC window, wall-mounted electric heater, and space for wardrobes and additional furniture.

## Bedroom 2

17'1" x 8'10" (5.21m x 2.69m)

Another good-sized double bedroom with uPVC window and wall-mounted electric heater, ideal for guests or home working.

## Bathroom

Fully tiled to both walls and floor, and fitted with a modern three-piece suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin, and low flush WC. Also includes a chrome heated towel rail and inset ceiling spotlights.

## OUTSIDE:

The property benefits from an allocated parking space within the gated resident car park, along with visitor parking available on site. The private balcony accessed from the lounge provides an ideal space for seating or outdoor dining.



## 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 Victoria Road travelling down the hill and onto Southgate. At the roundabout take the first left onto the B6114 Elland Riorges Link. Continue along the road passing straight across the roundabout. On reaching the figure of eight roundabout, take the 3rd exit towards the Hospital continuing on the Elland Riorges Link. Take a right turning into Elland Lane and the entrance to Heathfield Grange will be found on the right hand side.

## TENURE:

Leasehold - Term: 300 years from 01/01/2005, Rent £203PA, Service Charge £1550.76PA

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

Band B

## 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.

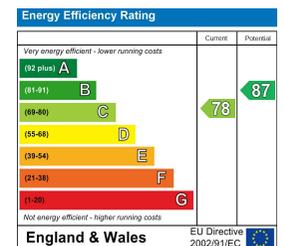


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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