

Marketed from the rear



42 Crestfield Crescent, Elland, HX5 0LS
Offers Over £150,000

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Occupying the first floor with its own private entrance, this well-presented two-bedroom flat offers spacious accommodation ideally suited to first-time buyers, professional couples or those looking to downsize. The property features a bright and spacious lounge, modern dining kitchen, two versatile bedrooms and a contemporary bathroom. Externally, it benefits from a particularly generous private garden together with two useful storage sheds, providing excellent outdoor space rarely found with apartment living. Situated within a popular residential area, the property is well placed for local schools, everyday amenities and transport links, making it an ideal home for a variety of purchasers.



GROUND FLOOR:

Entrance Vestibule

Accessed via a composite stable-style entrance door with double glazed insert, the welcoming entrance vestibule benefits from a central heating radiator, built-in storage cupboard and staircase rising to the first floor accommodation.

FIRST FLOOR:

Hallway

With built in cupboards and inset ceiling spotlights.

Lounge

18'11 x 12'11 max (5.77m x 3.94m max)

A bright and spacious reception room enjoying plenty of natural light from two uPVC double glazed windows to the front elevation. Having a central heating radiator and an electric fire set within a timber fire surround, creating an attractive focal point.

Dining Kitchen

13'3 max x 11'2 max (4.04m max x 3.40m max)

A spacious dining kitchen fitted with a modern range of matching wall and base units with complementary work surfaces and tiled splashbacks. Incorporating an inset stainless steel sink with side drainer and mixer tap, electric cooker point, plumbing for an automatic washing machine, space for a tumble dryer and fridge freezer. A useful built-in cupboard houses the central heating boiler. Two uPVC double glazed windows overlook the rear garden and a central heating radiator completes the room.

Master Bedroom

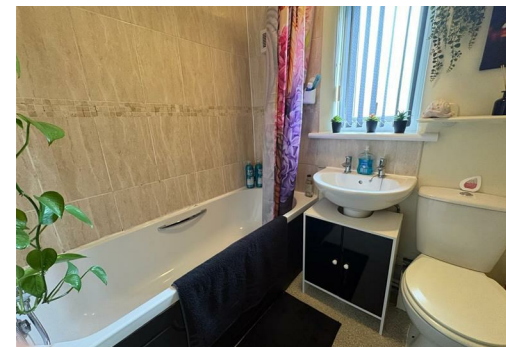
13'11 max x 11'0 max (4.24m max x 3.35m max)

A generous double bedroom positioned to the front of the property, benefiting from a uPVC double glazed window, central heating radiator and built-in storage cupboards.

Bedroom 2

11'5 x 9'8 (3.48m x 2.95m)

Currently presented as a second sitting room/snug, this versatile room would equally make an excellent second double bedroom. Enjoying views over the rear garden via a uPVC double glazed window, together with a central heating radiator and built-in storage cupboards.



Bathroom

Fitted with a modern three-piece white suite comprising a low flush WC, pedestal wash hand basin and panelled bath with shower over. Complemented by tiled splashbacks, central heating radiator and a uPVC double glazed window.

OUTSIDE:

The property benefits from its own private entrance and enjoys a particularly generous enclosed garden to the rear, providing an excellent outdoor space for relaxing, entertaining or gardening. The garden is complemented by two useful storage sheds, offering excellent additional storage for tools, bicycles and garden equipment.

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:

Leasehold - Term: 125 years from 1/7/2012 / Service charge: Approx £28 PCM
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 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.

Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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		
EU Directive 2002/91/EC		