



23 Westbury Street, Elland, HX5 9AT
£199,950

bramleys



Tucked away in a private position, this detached three-bedroom home offers spacious and flexible accommodation arranged over two floors. With a modern family dining kitchen, open plan lounge diner and three well-proportioned bedrooms, this property is ideal for those seeking a home close to Elland's amenities yet benefiting from a more secluded setting. The house also enjoys a patio garden area and a stylish family bathroom, making it ready to move into and enjoy.



GROUND FLOOR:

Entrance Porch

Entered via a uPVC external door, with uPVC window and a further external door giving access to the side of the property. A door leads into the lounge diner.

Lounge

22'7 x 15'9 max (6.88m x 4.80m max)

A bright and spacious open plan reception room with dual aspect windows providing plenty of natural light. Featuring a wood burning stove set to a stone hearth, central heating radiator, staircase rising to the first floor, and useful under-stairs storage cupboard.

Breakfast Kitchen

15'7 x 12'1 (4.75m x 3.68m)

A generous family dining kitchen fitted with a modern range of matching wall and base units with complimentary laminate working surfaces and tiled splashbacks. Inset asterite sink with side drainer and mixer tap, space for range-style cooker with fitted extractor canopy, integrated dishwasher and fridge freezer, plus space and plumbing for an automatic washing machine and tumble dryer. Dual aspect with uPVC windows to front and rear elevations, breakfast bar area and central heating radiator.



FIRST FLOOR:

Landing

A spacious landing area with Velux skylight window.

Master Bedroom

13'2 x 11'6 to wardrobes (4.01m x 3.51m to wardrobes)

A generous double bedroom with two Velux skylight windows and further uPVC side window, range of built-in cupboards and wardrobes set into the eaves, and central heating radiator.

Bedroom 2

12'2 x 7'7 max (3.71m x 2.31m max)

A further well-proportioned bedroom with Velux skylight, uPVC side window and central heating radiator.

Bedroom 3

12'0 x 7'8 max (3.66m x 2.34m max)

A light and airy bedroom with Velux skylight, additional uPVC side window and central heating radiator.





TENURE:

Freehold

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.

House Bathroom

Fitted with a contemporary three-piece white suite comprising low flush WC, wash hand basin set to vanity storage, and P-shaped bath with mixer tap and thermostatic rain shower over. Finished with wall tiling, chrome ladder-style heated towel rail, and Velux skylight window.

OUTSIDE:

The property enjoys a patio garden area, creating a low-maintenance and private outdoor space perfect for seating and entertaining.

BOUNDARIES & OWNERSHIPS:

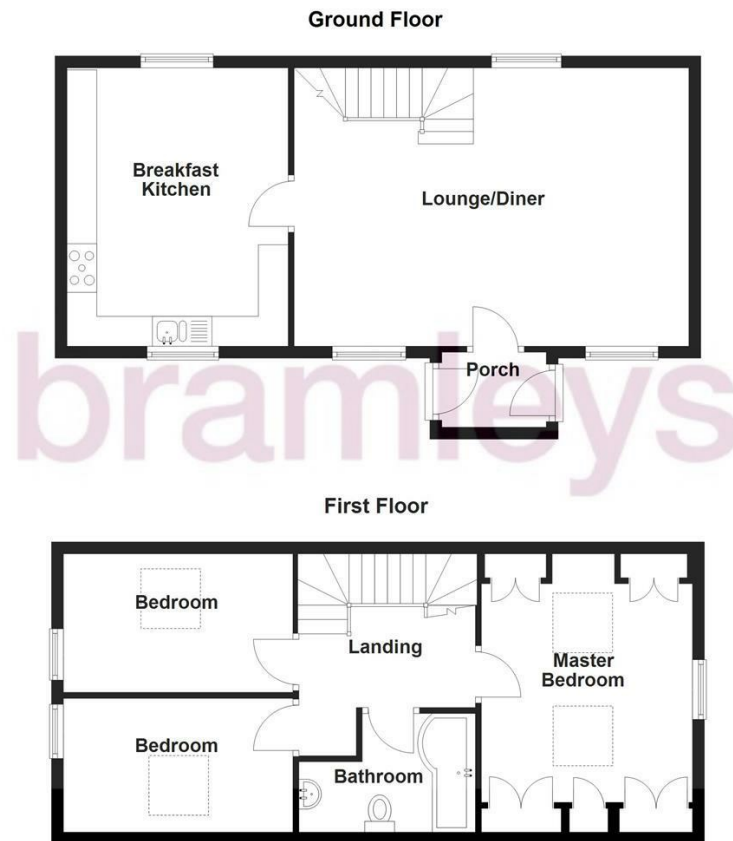
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave our Elland office via Southgate and take the first left and then immediately turn right onto Dewsbury Road. Take the first left hand turning onto Westbury Street. On reaching the bend bear left onto the continuation of Westbury Street where the entrance to the property can be found to the rear of the terrace situated behind no. 19.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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