



32 South Lane, Elland, HX5 0PA

£170,000

bramleys



This beautifully presented three double bedroom mid-terrace home is ideally located within walking distance of local schools, Elland town centre, and a wide range of amenities. The M62 motorway network is also just a few minutes' drive away, making it ideal for commuters.

Finished to an exceptional standard throughout, the property offers spacious and stylish accommodation. The ground floor features a generous lounge and a spacious dining kitchen with access to the basement. To the first floor, there are two well-proportioned double bedrooms and a modern house bathroom, while the second floor offers a further large double bedroom.

Externally, there is a low-maintenance garden to the front, and to the rear, a generous lawned garden — ideal for families, entertaining, or simply relaxing.

Early viewing is highly recommended to avoid disappointment.



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Lounge

14'11" x 12'3" (4.55m x 3.73m)

This good sized lounge has decorative ceiling coving and ceiling rose, solid oak flooring, a log burner inset to an open fireplace with timber mantle, a central heating radiator and uPVC window to the front elevation.

Dining Kitchen

12'4" x 9'11" max (3.76m x 3.02m max)

The kitchen area is fitted with a modern range of matching wall and base units with complimentary working surfaces and an inset stainless steel sink with side drainer and mixer tap. Built-in to the kitchen is a 4 ring electric hob with oven beneath and built-in extractor. Further integrated appliances include a fridge freezer and built-in microwave. There are also inset ceiling spotlights, tiled flooring throughout, a central heating radiator, a uPVC window overlooking the rear garden and a uPVC external door.

LOWER GROUND FLOOR:

Cellar

There is a wall mounted central heating boiler, space and plumbing for a washing machine and a uPVC window.

FIRST FLOOR:

Landing

There is a central heating radiator, uPVC window, useful under stair storage cupboard and staircase rising to the second floor level.

Master Bedroom

12'3" x 9'7" max (3.73m x 2.92m max)

A good sized double bedroom positioned to the front of the property and fitted with a central heating radiator and uPVC window.

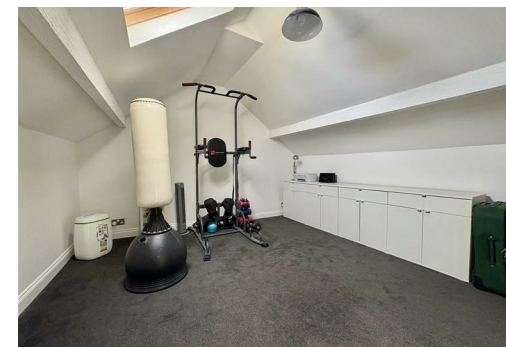
Bedroom 2

10'1" x 9'2" max (3.07m x 2.79m max)

Positioned to the rear of the property and being fitted with built-in cupboards to the alcove, central heating radiator and uPVC window.

Bathroom

Furnished with a modern 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with electric shower over. There is also tiled flooring, inset ceiling spotlights, a chrome ladder style heated towel rail, extractor and uPVC window.



SECOND FLOOR:

Bedroom 3

13'11" x 11'9" max (4.24m x 3.58m max)

There is a central heating radiator and velux window.

OUTSIDE:

To the front, there is a small paved garden area. To the rear, there is a generous enclosed garden comprising a paved seating area and a further lawned area.

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 towards Southgate. At the roundabout, proceed straight ahead onto Huddersfield Road, turn right onto South Lane just before the Aldi supermarket and continue along South Lane for approximately half a mile where the property can be found on the right hand side clearly identified 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.

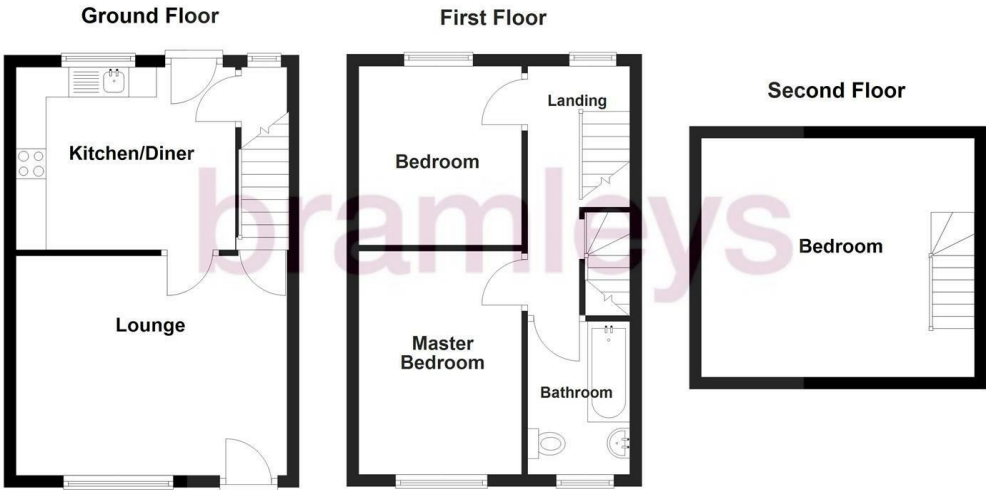
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811

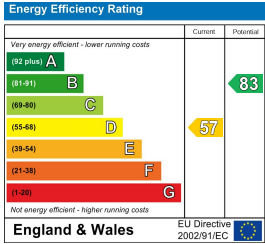


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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