



22 Thorn View, Elland, HX5 9BD
£160,000

bramleys

A well presented, 2 bedroom stone mid terraced property which is located in the popular area of Elland. Ideally positioned within easy reach of local amenities, schools, Elland town centre and commuter links via the M62 motorway network.

Being an ideal purchase for the first time buyer, downsizer or those seeking single person accommodation. The property offers comfortable living in a convenient location.

Boasting a substantial enclosed garden to the front and off road parking space to the rear, this property ticks all the boxes for practical, modern living.

An internal viewing is highly recommended to fully appreciate what this charming property has to offer.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door into:-

Kitchen

5'10" x 12'3" (1.78m x 3.73m)

Fitted with a range of wall, drawer and base units with laminated work surfaces over. There is a stainless steel sink with side drainer and mixer tap, 4 ring electric hob, extractor fan, electric oven, tiled splashbacks, a uPVC double glazed window to the rear elevation and access to the utility room.

Utility Room

3'5" x 7'10" (1.04m x 2.39m)

With space and plumbing for a washing machine, space for a fridge freezer and the boiler is also housed here, along with the electric meter.

Lounge

16'4" x 14'6" (4.98m x 4.42m)

A well proportioned reception room which is fitted with a central heating radiator, uPVC double glazed window to the front elevation and there is a gas coal effect fire. A door gives access to the front entrance.

Front Entrance

A door gives access to the front of the property and stairs lead up to the first floor.

FIRST FLOOR:

Landing

With access to the loft via a ceiling hatch.

Bedroom

11'11" x 9'9" (3.63m x 2.97m)

There are useful alcove storage points, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

8'5" x 10'8" (2.57m x 3.25m)

With a central heating radiator and a uPVC double glazed window to the rear elevation.

Shower Room

7'7" x 7'7" (2.31m x 2.31m)

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit beneath and a walk-in shower cubicle with glass shower screen and rainwater shower head. There is also tiling to the splashbacks, heated



towel rail and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front there is a patio seating area and a lawn with inset flagged stepping stones leads to the bottom of the garden, where there is a hardstanding for a shed and gate which provides access to a shared lane. The garden is enclosed by mature shrub and fenced boundaries. The front of the property has a flagged pathway which leads to the front door.

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 and proceed down Victoria Road to the roundabout. Take the first exit and turn immediately right onto Dewsbury Road (B6114). Proceed along Dewsbury Road and Thorn View can be found on the left-hand side. The property can be identified by a pale green door and a '22' plaque.

TENURE:

Freehold

COUNCIL TAX 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.

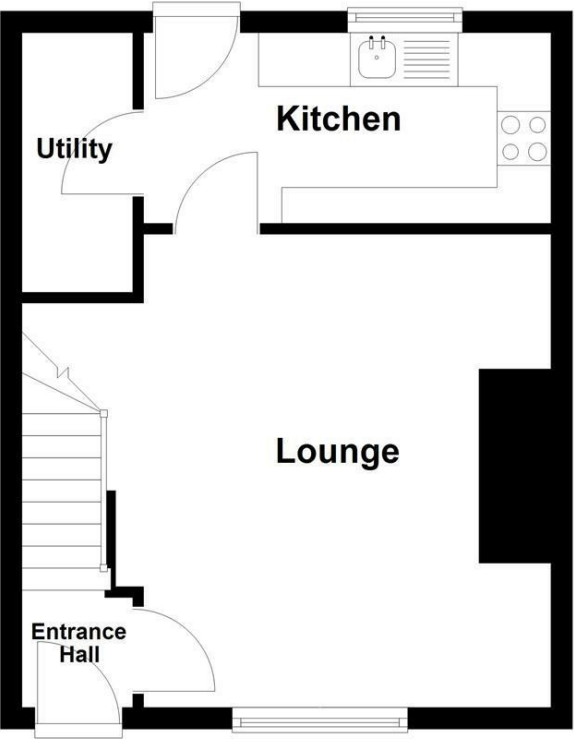
VIEWINGS:

Please call our office to book a viewing on 01422 374811.

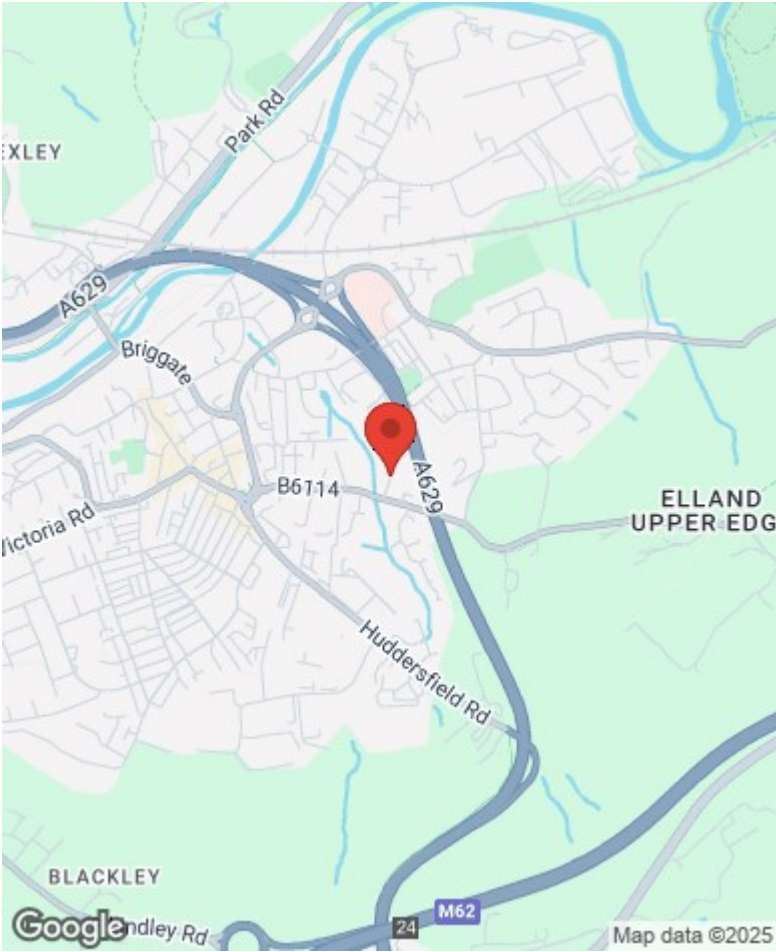
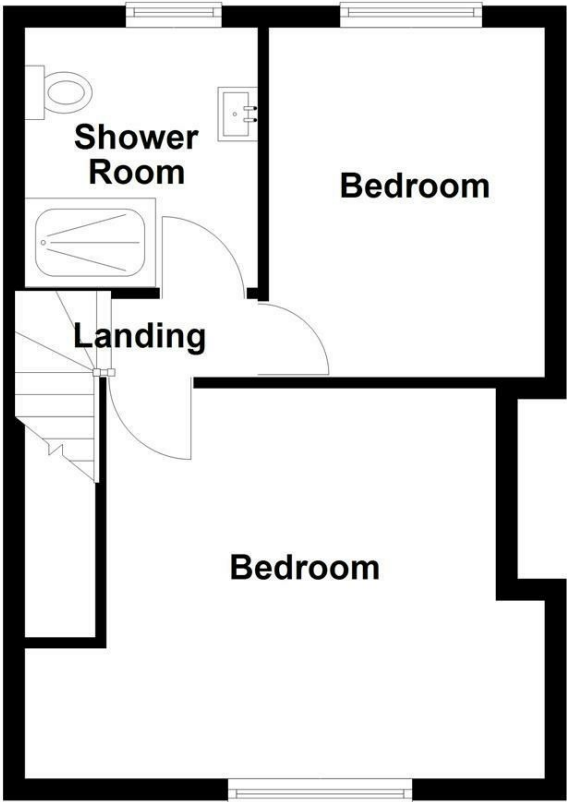




Ground Floor



First Floor



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		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield

