



71 Caldercroft, Elland, HX5 9AY
£230,000

bramleys



This 2 bedroomed detached true bungalow occupies an elevated position within a generous plot in a sought-after residential cul-de-sac in Elland. Enjoying open views, the property offers well-proportioned accommodation with the benefit of uPVC double glazing and gas central heating. Planning permission is already in place for a side extension, and the former garage—complete with adjoining WC and plumbing—offers further scope to create additional living space. With off-road parking for several vehicles, attractive gardens and easy access to local amenities, this is a rare opportunity to purchase a versatile home with excellent potential in a popular location.



GROUND FLOOR:

Entrance Hall

Accessed via a uPVC external door to the front and having a central heating radiator, wood-effect laminate flooring and a useful storage cupboard.

Lounge

14'4" x 10'9" (4.37m x 3.28m)

A well-proportioned reception room with granite fireplace housing an inset coal-effect living flame gas fire, ceiling coving, wood-effect laminate flooring and central heating radiator. Sliding patio doors lead to the conservatory, and the room is open plan to the dining kitchen.

Dining Kitchen

21'3" x 8'0" (6.48m x 2.44m)

The kitchen area is fitted with a matching range of wall and base units with complementary laminate working surfaces and co-ordinated splashbacks. Units include a range of display cabinets, and built into the kitchen is a 1½ bowl stainless steel sink with side drainer and mixer tap, 4-ring electric hob with extractor canopy, built-in oven and microwave, space for a slimline dishwasher and space for a fridge freezer. Three uPVC windows to the front and side elevations allow plenty of natural light. Wood-effect laminate flooring continues into the dining area which has a central heating radiator and open plan access to the conservatory.

Conservatory

19'10" x 11'0" (6.05m x 3.35m)

uPVC double glazed with French doors opening to the garden and a further external door. Having a wood burning stove, wood-effect laminate flooring and an integral door to the former garage.

Former Garage / Utility Room

16'2" x 7'11" (4.93m x 2.41m)

Currently used for storage and utility purposes, with uPVC window to the side, plumbing for an automatic washing machine, power and light. This room has an adjoining WC with exterior door and offers excellent potential to create additional accommodation.

Master Bedroom

11'11" x 10'8" (3.63m x 3.25m)

A spacious double bedroom positioned to the rear of the property, with uPVC window and central heating radiator.

Bedroom 2

10'0" x 8'7" (3.05m x 2.62m)

Having wood-effect laminate flooring, central heating radiator and uPVC window to the front elevation.

Bathroom

Fully tiled to the walls and floor and furnished with a 3-piece white suite comprising low flush WC, wall-mounted wash hand basin and panelled bath with shower attachment over. Chrome ladder-style heated towel rail and uPVC window.



OUTSIDE:

To the front of the property is a block-paved parking area providing ample off-road parking, with space for a caravan or motorhome. A further tarmac driveway runs to the side of the property and leads to the former garage (currently blocked off internally but could be reinstated). The gardens include a lawned elevated front garden, a gravelled side garden, and at the rear a good-sized decked seating area with further patio from which open views can be enjoyed.

NOTE:

Planning permission has been granted by Calderdale Council under reference 17/00878/HSE including the erection of a side extension to the property. We understand that some works have already commenced, providing the incoming purchaser with the opportunity to complete the project to their own specification and requirements.

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. At the roundabout, turn left and then immediately right onto Dewsbury Road. Continue up the hill where Caldercroft can be found on the right-hand side. Turn right onto Caldercroft and follow the road round, where the bungalow will be located on the left.

TENURE:

Freehold

COUNCIL TAX BAND:

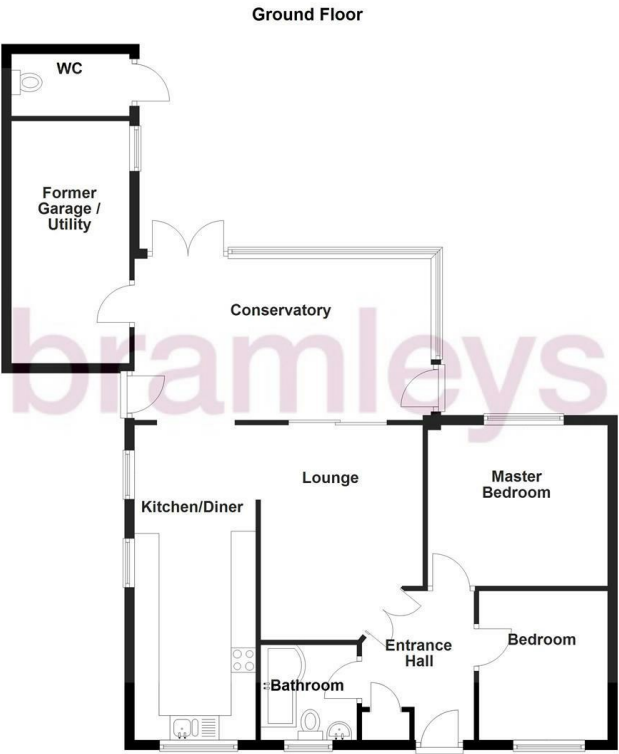
Band C

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus)	A		
(81-91)	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	