



62 Elizabeth Street, Elland, HX5 0LD
£150,000

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Spacious & Stylish 4 Bedroomed Mid-Terraced Home with Flexible Living Space

This modern and beautifully presented mid-terraced home offers deceptively spacious accommodation arranged over three floors.

The ground floor features two generous reception rooms, a separate kitchen, and a utility area, providing practical space for everyday living. On the first floor, you'll find two well-proportioned bedrooms alongside a sleek, modern bathroom.

The second floor boasts a third and fourth bedroom, offering additional flexibility and space.

Benefiting from uPVC double glazing and a gas-fired central heating system, this charming home offers both comfort and efficiency. Externally, a forecourt garden adds to the curb appeal, while the enclosed courtyard to the rear provides a private outdoor space.

An early internal viewing is highly recommended to fully appreciate the style, space, and thoughtful layout of this fantastic home.



GROUND FLOOR:

Lounge

12'10" x 11'7" (3.93m x 3.55m)

A light and spacious reception room. There is a wall mounted gas fire, ceiling coving, central heating radiator and a uPVC double glazed window. There is also a door leading to the inner lobby which in turn leads to the dining room.

Lobby

With staircase rising to the first floor level.

Dining Room

12'10" x 13'5" (3.93m x 4.09m)

Positioned to the rear of the property and providing a spacious second reception room. There are uPVC double glazed window, central heating radiator, and a door which gives access to the cellar and a further door leading to the separate kitchen.

Kitchen

11'3" x 5'8" (3.43m x 1.75m)

Fitted with a range of matching wall and base units with complementary working surfaces an inset sink unit with side drainer and mixer tap, tiled splashbacks, electric cooker point and fitted extractor fan. There is also a radiator, uPVC double glazed window and a uPVC external door giving access to the rear garden.

Utility Room

5'1" x 6'3" (1.56m x 1.92m)

Having space and plumbing for an automatic washing machine, working surface and uPVC window to the side.

LOWER GROUND FLOOR:

Keeping Cellar

Master Bedroom

12'10" x 11'8" (3.92m x 3.57m)

A generous double bedroom having built in storage space, central heating radiator and uPVC double glazed window to the front elevation.

Bedroom 2

8'8" x 11'3" (2.66m x 3.45m)

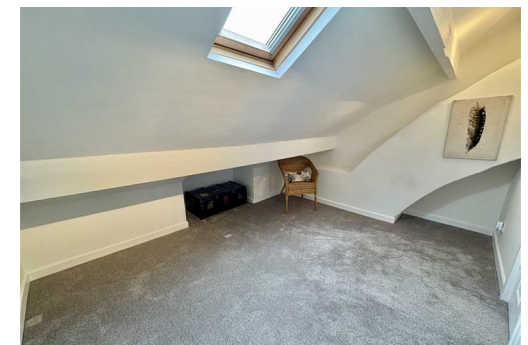
Positioned to the rear of the property and fitted with a uPVC double glazed window, central heating radiator and a door leading to useful storage cupboard.

Bathroom

Being fully tiled to the walls and floor and furnished with a modern 4 piece white suite comprising a low flush WC, pedestal wash hand basin, panelled bath and a separate walk in shower with glazed shower screen. There is a chrome ladder style heated towel rail and a uPVC double glazed window.

SECOND FLOOR:

Landing



Bedroom 3

9'11" x 11'1" max into eaves (3.03 x 3.40m max into eaves)

With central heating radiator and Velux window.

Bedroom 4

8'0" x 8'0" into eaves (2.45m x 2.45m into eaves)

With central heating radiator and Velux window.

Separate WC

Furnished with a 3 piece white suite comprising a low flush WC and wall mounted hand wash basin.

OUTSIDE:

To the front of the property is a forecourt garden. To the rear there is an enclosed courtyard.

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 Victoria Road keeping left at the bend into Victoria Road and then take the immediate left hand turning into Saville Road. Shortly along Saville Road, Elizabeth Street can be found at a turning on the left hand side and the subject property can be found on the left hand side.

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.



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

