



7 Northfield Close, Victoria Avenue, Elland, HX5 0AY

£60,000

bramleys



A well-proportioned purpose-built ground floor flat offering spacious accommodation, communal gardens and a convenient position close to Elland town centre.

Ideally suited to first-time buyers, downsizers or investors, the flat benefits from gas central heating, uPVC double glazing and a practical layout with a generous double bedroom and a Jack & Jill shower room. Located within easy reach of shops, transport links and the M62, this is an accessible and low-maintenance home in a pleasant residential setting.



## GROUND FLOOR:

### Rear Entrance Porch

Accessed via an external door, with meter cupboard before entering the main accommodation.

### Kitchen

15'8" x 8'2" (4.80m x 2.50m)

A well-sized kitchen fitted with a range of matching wall and base units with work surfaces and tiled splashbacks. Offering ample space for a breakfast table, the room enjoys natural light

### Lounge

14'9" x 12'1" (4.50m x 3.70m)

A bright and comfortable living space featuring a central heating radiator and uPVC double glazed window and door, giving pleasant outlooks and access to the communal areas. A good-sized room ideal for both relaxing and dining.

### Bedroom

14'5" x 10'2" (4.40m x 3.10m)

A generous double bedroom with central heating radiator and uPVC double glazed window. This spacious room enjoys convenient access to the adjoining Jack & Jill shower room.

### Jack & Jill Shower Room

Fitted with a modern three-piece white suite comprising a low-flush WC, pedestal wash hand basin and corner shower enclosure. Accessible from both the bedroom and hallway.

## COMMUNAL OUTSIDE SPACE

The property benefits from communal gardens, offering pleasant shared outdoor space for residents to enjoy.

## 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 up Victoria Road and bear right onto Jepson Lane. Shortly after turn left onto Victoria Avenue where Northfield Close can be found as the first turning on the left.

**TENURE:**

Leasehold - Term: 125 years from 21/11/2005 / Rent: £TBC  
Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

**COUNCIL TAX BAND:**

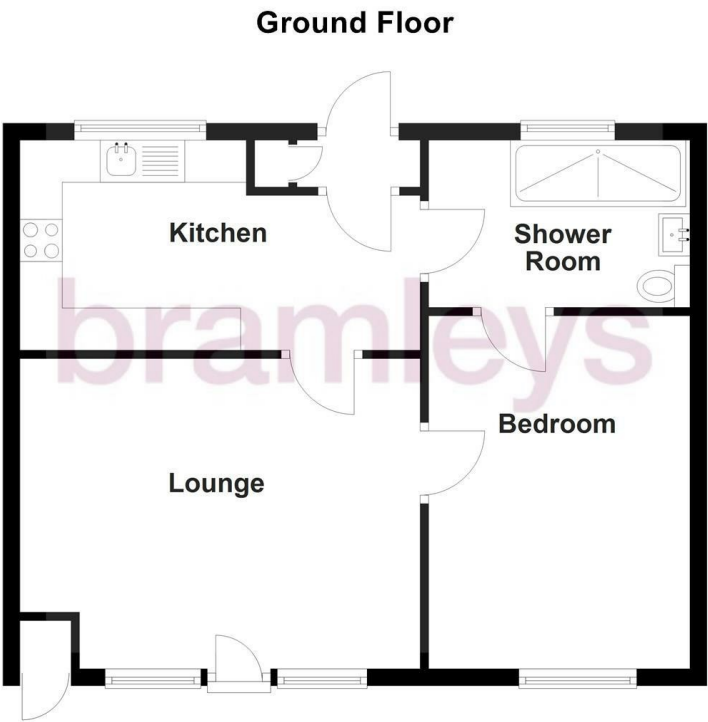
Band A

**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

