



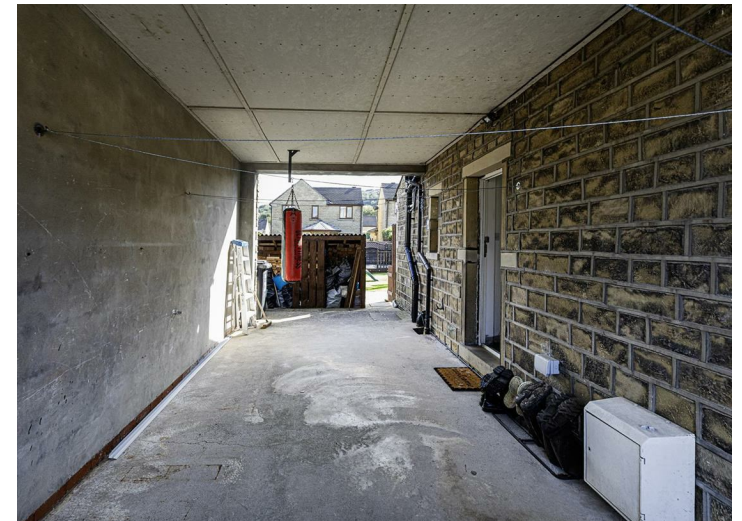
23 Greystone Avenue, Elland, HX5 0QH
£350,000

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Situated in the desirable area of Elland, this beautifully presented 5 bedroom semi-detached property offers spacious accommodation throughout and is ideally suited to family living. The property is conveniently located close to a range of local amenities, schools and commuter links with easy access to Elland town centre and the M62 motorway network. Externally, the property benefits from a driveway and a car port providing off street parking together with a generous rear garden. Internally, the property provides well proportioned accommodation across 2 floors with 5 bedrooms and spacious living areas. Being beautifully presented throughout, the property is ready to move straight into. This is an excellent family home in a desirable location.



GROUND FLOOR:-

Enter the property via an external door into:-

Entrance Hall

Where there is a central heating radiator and stairs leading up to the first floor landing.

WC

Furnished with a 2 piece suite comprising low flush WC and wash hand basin. There is also a central heating radiator and a window to the side elevation.

Side Entrance / Hallway

There is a useful under stair storage cupboard.

Kitchen Area

7'7" x 14'2" (2.31m x 4.32m)

Comprising a range of shaker style wall, drawer and base units with laminate roll top work

surfaces, tiled splashbacks and a sink and drainer unit with chrome mixer tap. Integral appliances include a dishwasher, space and plumbing for a washing machine and space for a fridge freezer together with space for a 7 ring gas hob. There is also a large uPVC double glazed window to the rear elevation. The kitchen is open plan to the dining area.

Dining Area

12'6" x 8'2" (3.81m x 2.49m)

There is a central heating radiator and doors opening out to the living room.

Living Room

12'8" x 12'8" (3.86m x 3.86m)

The main focal point of the room is the multi-fuel inglenook fireplace with slate hearth. There are also 3 central heating radiators and uPVC double glazed bay window to the front elevation.

FIRST FLOOR:-



Landing

With a central heating radiator and access to the loft via a loft hatch and access to 5 bedrooms and the house bathroom.

Bedroom

9'3" x 9'1" (2.82m x 2.77m)

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

Bedroom

9'2" x 12'7" (2.79m x 3.84m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

6'3" x 9'4" max (1.91m x 2.84m max)

With useful bulkhead storage, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

10'8" x 8'7" (3.25m x 2.62m)

Fitted with useful built-in wardrobes, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

10'5" x 11'2" max (3.18m x 3.40m max)

There are useful built-in wardrobes with sliding mirror doors, a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, wash hand basin with vanity unit under and panelled bath with showerhead attachment and glass shower guard. There is also tiling to the full ceiling height, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

OUTSIDE:-

To the front, there is a paved driveway providing off-street parking and a low maintenance lawned garden with a flagged patio area which leads to the front door. The paved driveway leads under the car port providing further parking which in turn leads to the rear garden. The rear garden benefits from a flagged patio area ideal for alfresco dining, a lawned garden and a decked area together with flagged area with hard standing for a shed. There is also a further shed for log storage.

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.

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:

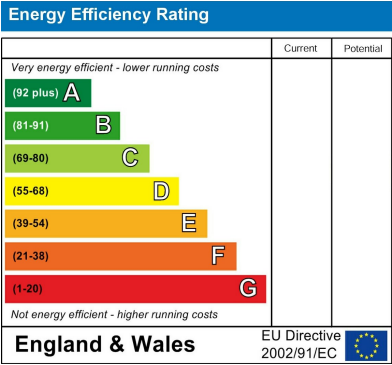
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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

