



42 Westbury Fold, Elland, HX5 9AL

£70,000

bramleys



Situated on the fifth floor of this popular development in Elland, this spacious two-bedroom apartment offers modern open-plan living with the added benefit of a balcony enjoying an elevated outlook. The building benefits from lift access and residents' parking, making it both practical and convenient. Located close to Elland town centre and its array of amenities, and within easy reach of Huddersfield, Halifax, and the M62 motorway network, it is ideal for first-time buyers, downsizers, or buy-to-let investors. The property features a generous living kitchen, two double bedrooms, and a well-appointed bathroom.



Entrance Hall

With wood effect laminate flooring, central heating radiator, telephone intercom system, and access to a useful storage cupboard.

Living Kitchen

20'1" x 10'9", extending to 16'0" max (6.12m x 3.28m, extending to 4.88m max)

A bright and airy open-plan living space. The living area features uPVC French doors which open onto a balcony, a central heating radiator, and wood effect laminate flooring. The kitchen area is fitted with a range of matching wall and base units with complementary working surfaces and tiled splashbacks. Includes an inset stainless steel sink with side drainer and mixer tap, built-in electric oven, four-ring electric hob with extractor canopy, integrated fridge/freezer, and space/plumbing for an automatic washing machine.

Bedroom 1

52'5" x 16'4" x 26'2" x 19'8" (16'5" x 8'6")

A spacious double bedroom with uPVC window enjoying open views and central heating radiator.

Bedroom 2

12'6" x 8'4" (3.66m x 2.44m)

A second double bedroom with uPVC window and central heating radiator.

Bathroom

Furnished with a modern three piece white suite comprising a low flush WC, pedestal wash basin, and panelled bath with thermostatic shower over. Also having tiled splashbacks, central heating radiator, and extractor fan.

External

There is a residents' car park providing an allocated parking space.

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 the Bramleys office and travel down Victoria Road. Turn right at the bend and continue to the roundabout, taking the first exit onto the Elland Riorges Link. Take the first right onto Dewsbury Road, then left onto Westbury Street where the car park can be found as the first turning on the right-hand side.

TENURE:

Leasehold - Term: 125 years from 01/01/2006 / Ground Rent: £213.02 /Service Charge : £978.22

All prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

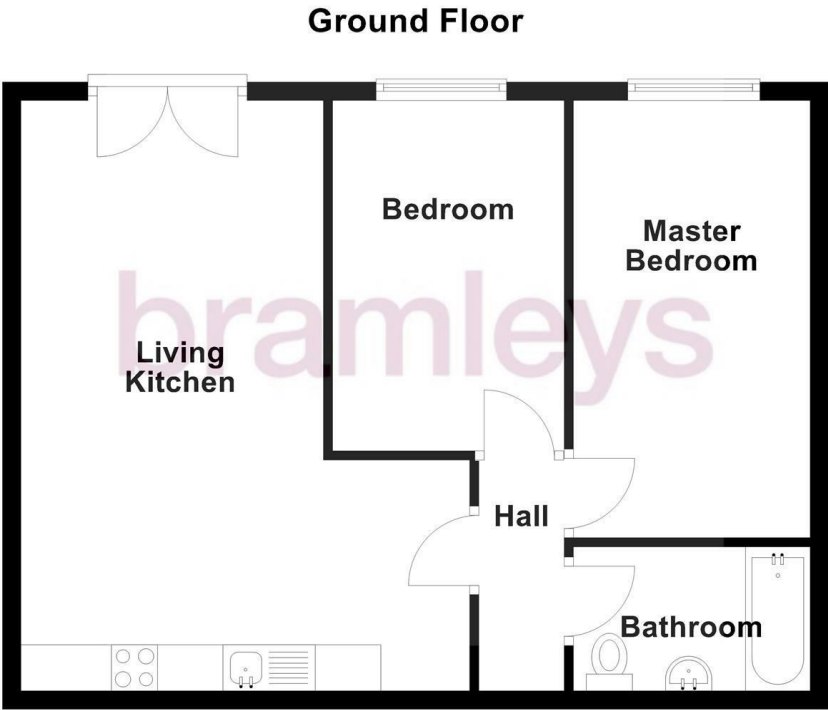
Band B

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		
(81-111) B	82	82
(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	

Huddersfield | Halifax | Elland | Mirfield

