81 Elizabeth Street, Elland, HX5 0LD

Asking Price £125,000

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This stone-built mid-terraced property is located within an established residential area, just a short walk from Elland town centre and its excellent range of local amenities. Offering accommodation over three levels, the property presents a fantastic opportunity for those looking to renovate and create a comfortable family home. While the property benefits from recently replaced UPVC double glazed windows and doors, the remainder of the home is in need of a comprehensive programme of repair, upgrading, and redecoration. Gas-fired central heating is installed throughout.

GROUND FLOOR:

Entrance Hall

Accessed via a front door, the hall provides entry to the lounge and dining kitchen and a staircase to the upper floors.

Lounge

13'6" x 14'11" (4.13m x 4.55m)

A spacious reception room at the front of the property, featuring a wooden fireplace with a gas fire and a central heating radiator. Plenty of natural light flows through the front-facing window.

Dining Kitchen

17'1" x 14'4" (5.23m x 4.39m)

Fitted with a stainless steel sink unit, laminated base units, wall cupboards, and work surfaces. Ample space for a dining table, with room for further appliances and storage.

Cellar

FIRST FLOOR:

Landing

Connects all first-floor rooms and provides access to the staircase leading to the second floor.

Master Bedroom

11'0" x 15'0" max (3.37m x 4.58m max)

A generously sized bedroom with a recessed double wardrobe and central heating radiator.

Bedroom 2

10'8" x 12'3" (3.27m x 3.75m)

Another double bedroom, positioned to the rear, with a central heating radiator.

Bedroom 3

15'0" x 6'1" (4.58m x 1.86m)

A smaller bedroom with a central heating radiator, suitable as a single bedroom, study, or nursery.

Bathroom

Part-tiled and fitted with an avocado-coloured suite, including a low flush WC, wash hand basin, and bath.

SECOND FLOOR:

Attic Bedroom

15'7" x 17'1" (4.75m x 5.23m)

A large top-floor room with a central heating radiator and access via the main staircase. Ideal as a master bedroom, playroom, or additional living space.

OUTSIDE:

The former front garden has been converted into a disabled ramp to provide access. There is a small garden area to the rear although this is held on a communal basis with 3 other adjacent properties.

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 right 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:

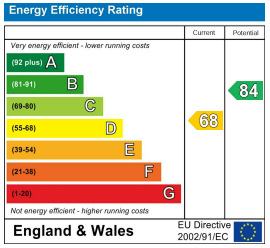
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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



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