

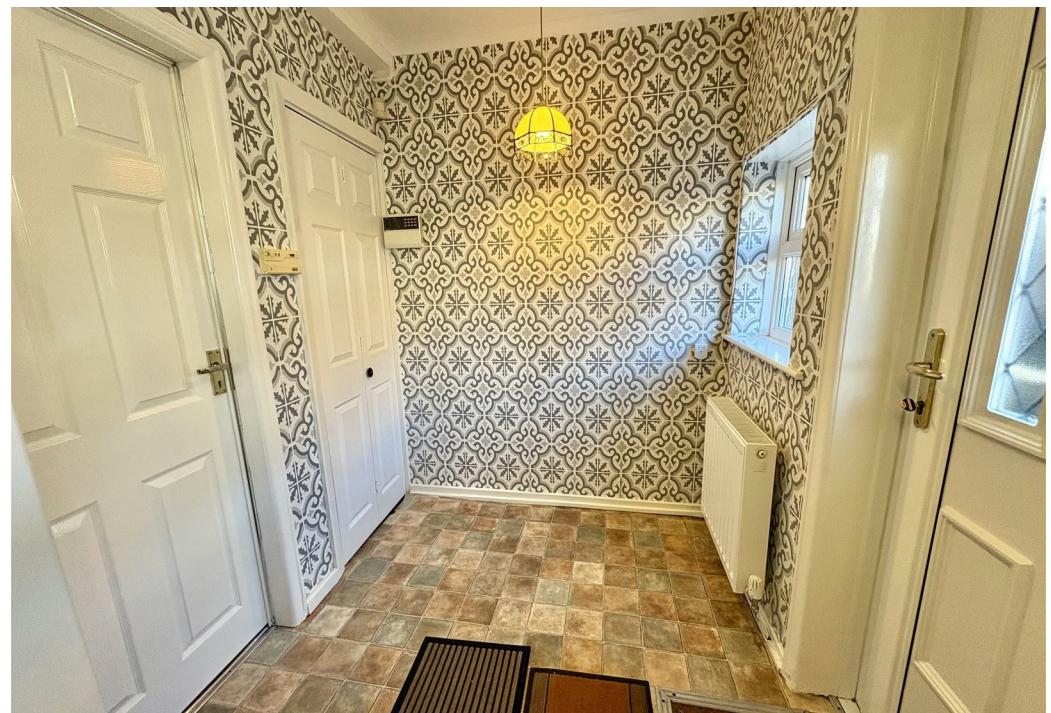


Coniston Elizabeth Street, Elland, HX5 0JH  
Offers In The Region Of £135,000

**bramleys**



Coniston is a two double bedoomed end-terrace property set within a highly convenient location close to Elland town centre. Well presented throughout and benefiting from gas central heating and UPVC double glazing, the property offers spacious accommodation with plenty of potential for someone to put their own stamp on it. Externally, the property enjoys generous gardens to both the front and rear, with scope to create off-road parking at the rear (subject to the necessary consents). Ideally positioned for a wide range of local amenities, transport links and the M62 motorway network, it is an excellent choice for first-time buyers, downsizers or investors.



## GROUND FLOOR:

### Entrance Vestibule

Accessed via a UPVC external door to the front, the entrance vestibule features a central heating radiator and a staircase rising to the first-floor level.

### Lounge

11'11" x 15'0" (max into bay) (3.63m x 4.57m (max into bay))

A generous lounge positioned to the front of the property, having a UPVC bay window, ceiling coving, central heating radiator and a stone-built fireplace housing an inset living flame coal-effect gas fire.



### Dining Kitchen

14'11" x 5'11" (4.55m x 1.80m)

The dining kitchen is fitted with a contemporary range of matching wall and base units with laminate working surfaces and tiled splashbacks. Includes an inset stainless steel sink with side drainer and mixer tap, Stoves gas hob with double oven beneath and an extractor canopy. There is space and plumbing for an automatic washing machine and space for a fridge freezer. The dining area includes a central heating radiator, UPVC window and access to a useful storage cupboard. A further UPVC window sits to the kitchen area, along with a UPVC external door providing access to the rear yard.

### Landing

### Master Bedroom

11'0" x 11'4" (to wardrobes) (3.35m x 3.45m (to wardrobes))

A spacious double bedroom positioned at the front of the property, offering two sets of fitted wardrobes with sliding mirrored doors, a decorative cast iron fireplace, built-in storage cupboards, UPVC double glazed window and a central heating radiator.

### Bedroom 2

8'8" x 8'7" (2.64m x 2.62m)

Located to the rear of the property, this bedroom includes a UPVC window, central heating radiator and loft access.



### House Bathroom

Part-tiled and furnished with a three-piece white suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low flush WC. Includes a UPVC window and central heating radiator.



## OUTSIDE:

To the front of the property is an enclosed lawned garden with hedge borders. To the rear is a further paved and lawned garden, which offers the potential to create off road parking, subject to the necessary consents.

## 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 via Southgate and after the bend turn right onto Elizabeth Street, where the property can be found on the right hand side and clearly identified by the Bramleys for sale board.

## TENURE:

Leasehold - Term: 999 years from 25/12/1861 / Rent: £1.50 PA

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

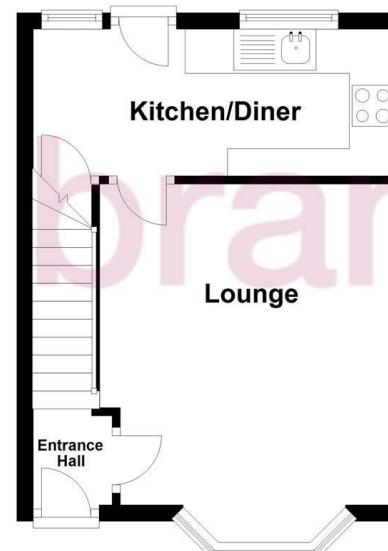
## MORTGAGES:

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.**

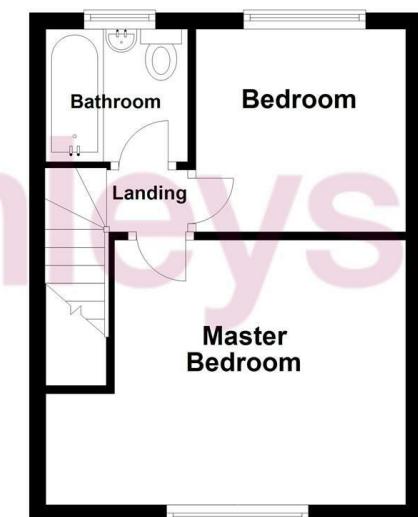
## ONLINE CONVEYANCING SERVICES:

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.

## Ground Floor



## First Floor



## 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		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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