5 Rufford Road, Elland, HX5 0LQ

£170,000

bramleys

This well proportioned two bedroom semi-detached bungalow offers comfortable and well planned single level accommodation, ideally suited to those looking to downsize or requiring ground floor living. The property features a modern fitted kitchen, spacious lounge with feature fireplace, conservatory overlooking the rear garden and a contemporary shower room. Externally there is a garden to front, driveway parking to the side and a generous rear garden offering excellent potential. Conveniently positioned for Elland town centre, local amenities and transport links including access to the M62 motorway network, an internal inspection is recommended to appreciate the accommodation on offer.

GROUND FLOOR:

Entrance Hall

Entered via a uPVC external door to the side into the entrance hall, providing access to the principal rooms.

Kitchen

11'2 x 7'9 (3.40m x 2.36m)

Fitted with a range of modern matching wall and base units with complementary working surfaces and tiled splashbacks, incorporating display shelving. Having an inset ceramic sink with side drainer and mixer tap, gas cooker point with integrated extractor canopy, space and plumbing for an automatic washing machine and slimline dishwasher. There is a uPVC window to the front elevation and inset ceiling spotlights.

Lounge

12'8 x 16'10 (3.86m x 5.13m)

A spacious reception room positioned to the front of the property having a uPVC window, central heating radiator and wood effect laminate flooring. The focal point of the room is a granite fireplace with timber surround. A door leads to the inner hall.

Inner Hall

Providing access to the bedrooms and shower room.

Master Bedroom

9'10 x 10'10 to wardrobes (3.00m x 3.30m to wardrobes)

Peacefully positioned to the rear of the property, fitted with a range of built-in wardrobes and cupboards. Having a uPVC window and central heating radiator.

Dining Room/Bedroom 2

10'10 x 7'3 (3.30m x 2.21m)

With wood effect laminate flooring and central heating radiator. uPVC French doors give access into the conservatory.

Conservatory

6'6 x 6'6 (1.98m x 1.98m)

Having uPVC double glazing and French doors providing direct access onto the rear garden, creating a pleasant additional seating area.

Shower Room

Part tiled to the walls and furnished in a modern three piece white suite comprising low flush WC, wash hand basin set to vanity storage and a large walk-in shower enclosure with thermostatic shower. Having a uPVC window and chrome ladder style heated towel rail.

OUTSIDE:

To the front of the property there is a garden area and a driveway to the side providing off road parking. To the rear, the property benefits from a spacious garden offering excellent outdoor space and great potential for landscaping or further enhancement.

SOLAR PANELS:

The property benefits from solar panels installed under a roof space lease agreement. Further details of the lease are available on request.

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 Victoria Road, keeping left on the bend continuing onto Victoria Road. Take the first left onto Savile Road where Rufford Road can be found on the right hand side. The subject property can be identified by the Bramleys for sale board on the left.

TENURE:

Leasehold - Term: 999 years from 01/01/1965 / Rent: £10

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 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:

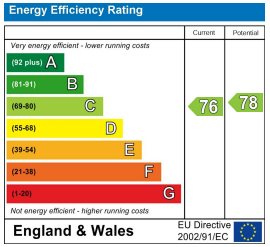
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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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