



29 Elizabeth Street, Elland, HX5 0JH
Offers In The Region Of £170,000

bramleys



Offered to the market at a competitive price to reflect the need for modernisation, this substantial and versatile period home offers generous accommodation across four floors. Rich in character, the property blends charming traditional features—such as original fireplaces—with modern additions including double glazing, a contemporary shower room, and majority central heating. With five bedrooms, two large attic rooms accessed via independent staircases, and spacious living areas throughout, it presents an excellent opportunity for families seeking flexibility, or for buyers looking to convert the property back into two separate dwellings (subject to the necessary consents). Located in a popular and well-connected residential area convenient for a wide variety of amenities within the town, this is a home with exceptional scope for improvement and adaptation.



GROUND FLOOR:

Entrance Vestibule

Accessed via a uPVC front door, the entrance includes a central heating radiator and door leading to the dining kitchen.

Dining Kitchen

15'2 x 14'2 max (4.62m x 4.32m max)

A spacious family dining kitchen with a range of base and wall units, stainless steel sink with side drainer, gas cooker point with fixed extractor, and space/plumbing for a washing machine. With tiled fireplace and double-glazed front window.



Rear Hallway

Offers further access to the rear garden, and a door leads down to the cellar, ideal for storage or potential conversion (subject to the necessary consents).

Lounge

15'4 x 14'2 (4.67m x 4.32m)

A large reception room featuring a gas fire with granite hearth and timber surround, a double-glazed rear window, and a rear door leading directly to the garden. An internal door leads to an original staircase (now blocked off at the top).

FIRST FLOOR:

Landing

The landing provides two separate doorways, each leading to its own staircase and individual attic room.

Master Bedroom

15'0 x 10'11 max (4.57m x 3.33m max)

A front-facing double room with an original decorative fireplace, central heating radiator, and double-glazed window.

Bedroom 2

18'3 x 9'5 max (5.56m x 2.87m max)

Another spacious double bedroom at the rear, with a period fireplace and double-glazed window overlooking the garden.

Bedroom 3

12'7 x 7'5 (3.84m x 2.26m)

A well-proportioned single room housing the central heating boiler, with a rear-facing double-glazed window.

Shower Room

The house shower room includes a large modern walk-in shower with thermostatic unit, low flush WC, pedestal basin, extractor fan, radiator, and double-glazed window.



SECOND FLOOR:

Bedroom 4

17'1 x 14'9 max (5.21m x 4.50m max)

Accessed by the second staircase, this equally impressive attic room includes a Velux window and further under-eaves and loft storage

Bedroom 5

17'0 x 11'3 max (5.18m x 3.43m max)

Accessed via its own staircase, this large attic room features a Velux skylight, under-eaves storage, and ample space for a double bed.

OUTSIDE:

To the rear of the property is a generous and enclosed garden. Accessed via Oak Street, the outdoor area also offers potential to create off-road parking, subject to the necessary planning consents—adding further appeal and convenience to this already versatile home.

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 turn right onto Elizabeth Street where the property can be located on the left hand side and identified by the Bramleys for sale board.

TENURE:

Freehold

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			
(92 plus) A			79
(81-91) B			
(68-80) C			
(55-68) D			54
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	