



7 Norman Terrace, Elland, HX5 9BT  
£200,000

bramleys





A fantastic opportunity to purchase this beautifully presented three-bedroom mid-terrace property, finished to a high standard throughout. The stylish kitchen includes a range of integrated appliances, and the home is tastefully decorated with built-in wardrobes in the master bedroom.

Benefiting from uPVC double glazing, gas central heating, a block-paved driveway providing off-road parking for one vehicle, and a low-maintenance paved rear garden. Tucked away from the main road in an attractive position, this property is ideal for first-time buyers or young families.

Located in the popular area of Elland, close to a wide range of amenities, well-regarded schools, and with easy access to Halifax, Huddersfield, and the M62. Internal viewing is highly recommended.

Energy Rating: D





## GROUND FLOOR:

Enter the property via uPVC French doors into:-

### Entrance Porch

Where there is a further uPVC door leading to the entrance hall.

### Entrance Hall

There is a staircase rising to the first floor level and a door leading to the lounge.

### Lounge

13'7" max x 14'3" max (4.14m max x 4.34m max)

A spacious lounge with a gas fire set to a modern granite fireplace, ceiling coving, a central heating radiator and a large uPVC bay window allowing ample natural light.

### Dining Kitchen

14'4" x 7'2" (4.37m x 2.18m)

Comprising a range of matching wall and base units with complimentary working surfaces and tiled splashbacks with an inset sink with side drainer and mixer tap. Built-in appliances includes a 4 ring electric hob with double oven beneath and built-in extractor canopy, an integrated fridge and freezer with space and plumbing for an automatic washing machine and space and plumbing for a slimline dishwasher. There is also a cupboard housing the central heating boiler, a uPVC double glazed window overlooking the rear garden, wood effect laminate flooring throughout with inset ceiling spotlights and uPVC French doors from the dining area leading out onto the rear garden. In addition, a cupboard beneath the stairs has been fitted out to create a useful pantry area.

## FIRST FLOOR:

### Landing

There is a loft access point.

### Master Bedroom

11'1" x 9'10" max (3.38m x 3.00m max)

A spacious double bedroom positioned to the front of the property with a central heating radiator, uPVC window, built-in wardrobes and cupboards to the alcoves.

### Bedroom 2

9'11" x 8'6" (3.02m x 2.59m)

Another well proportioned double bedroom positioned to the rear of the property and fitted with a central heating radiator, uPVC window and panelling to the walls.

### Bedroom 3

8'3" x 6'8" max (2.51m x 2.03m max)

Currently presented as a dressing room and having built-in shelving to the bulkhead, a central heating radiator and a uPVC window.



Bathroom

Fully tiled to the walls and floor and furnished with a 3 piece white suite comprising low flush WC, wash hand basin set to vanity storage and a panelled bath with thermostatic rain style shower over. There are also inset ceiling spotlights, an extractor fan, contemporary style vertical radiator, backlit mirror and uPVC window.

OUTSIDE:

To the front, there is a block paved driveway providing off-road parking. To the rear, there is an enclosed paved garden with raised planters.

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, proceed straight ahead at the roundabout onto Huddersfield Road and shortly after passing the petrol station on the left, turn left onto Norman Street. Follow the road to the end and bear right onto Norman Terrace where the subject property can be identified by the Bramleys for sale board on the left 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.

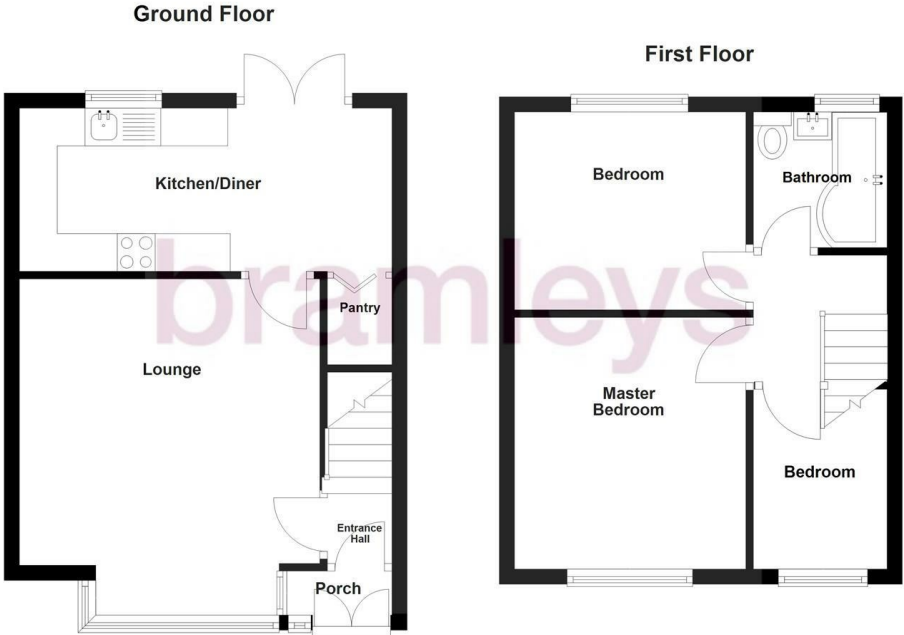
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811



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

