

19 Bath Street, Elland, HX5 0NB

£85,000

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This double-fronted end-terraced back-to-back property is conveniently situated within walking distance of Elland town centre and its range of local amenities. The accommodation is arranged over three floors and includes two bedrooms, a lounge with living flame gas fire, kitchen, bathroom and useful basement keeping cellar. The property would benefit from some updating, which has been reflected in the asking price, offering an opportunity for a purchaser to put their own stamp on the home. Externally, there is a small front yard. Offered for sale with vacant possession and no onward chain.





GROUND FLOOR:

Lounge

15'1" x 12'7" (4.60m x 3.85m)

A reception room featuring a wooden fireplace with tiled interior and living flame gas fire. The room also benefits from a central heating radiator and uPVC window to the front elevation.

Kitchen

5'0" x 12'6" (1.52m x 3.81m)

Fitted with a stainless steel sink unit and a range of wood-grain-effect laminated kitchen units. uPVC window to front.

Cellar

FIRST FLOOR:

Landing

Bedroom One

15'1" x 9'11" (4.60m x 3.02m)

A spacious double bedroom featuring a central heating radiator and uPVC window to front.

Bathroom

A spacious bathroom furnished in a 3 piece white suite comprising panelled bath, low flush WC and pedestal hand wash basin, with central heating radiator and uPVC window.

SECOND FLOOR:

Attic Bedroom

18'8" x 10'0" (5.69m x 3.05m)

A further bedroom with a central heating radiator and uPVC window to the gable elevation. The room has reducing headroom.







Please Note:

No checks have been carried out on the property's services, appliances or fittings. Buyers should not assume that any items are in working order and are advised to make their own enquiries before proceeding.

OUTSIDE:

The property benefits from a small yard area to the front.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

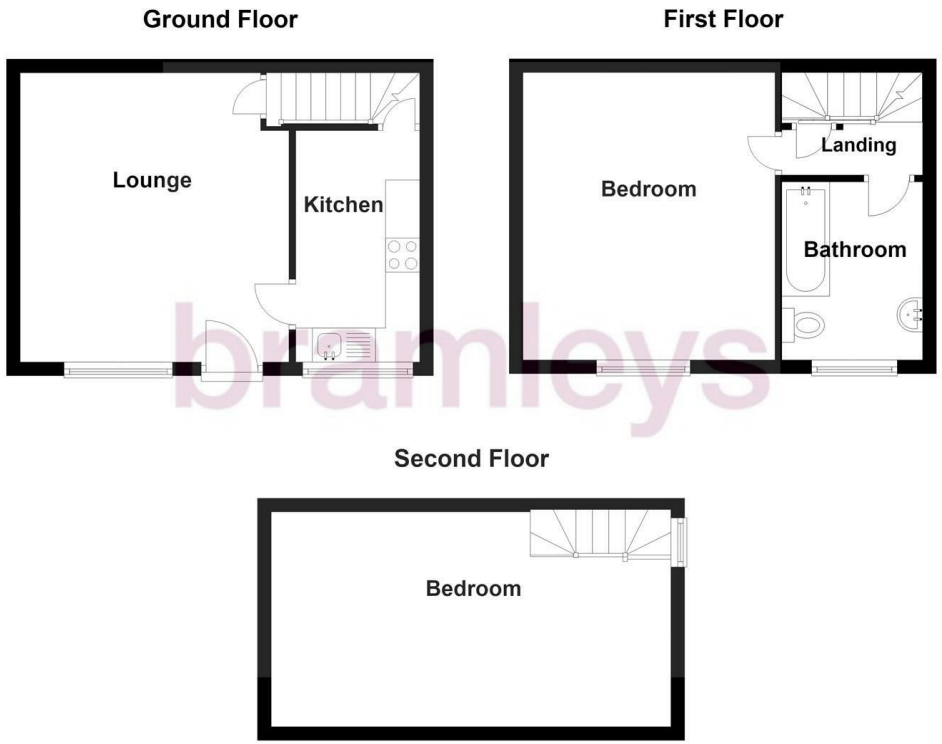
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MORTGAGES:

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.



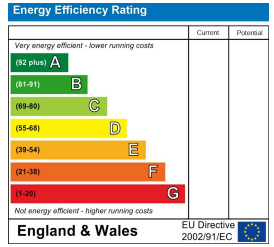
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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