18 South Lane, Elland, HX5 0HQ

Asking Price £100,000

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This Grade II Listed two-bedroom end terraced cottage is set in a well-established residential area, offering comfortable and practical living. The property has gas-fired central heating and double glazing. The ground-floor accommodation includes an entrance hallway, fitted kitchen and lounge. Upstairs there are two bedrooms and a bathroom. Outside at the rear is a private, enclosed garden. The location is highly convenient, with great access to motorway links—particularly the M62—and good connections to nearby towns such as Halifax, Brighouse and Huddersfield. Local amenities are nearby, including shops restaurants and local schooling.

GROUND FLOOR :

Entrance Hallway

Welcoming hallway featuring a wooden entrance door and providing access to the main living areas.

Lounge

15'9" x 15" (4.80m x 4.57m)

Spacious lounge featuring a focal-point fireplace and charming exposed wooden beams, with a central heating radiator and a sealed-unit double-glazed front window with wooden frames providing ample natural light.

Kitchen

4'11" x 21'6" (1.50m x 6.55m)

Fitted with a range of wall and base units and laminate work surfaces, this kitchen includes an inset sink with side drainer and a gas hob, with the oven housed separately within a tall unit. The room benefits from a sealed-unit double-glazed window overlooking the rear garden, along with space for additional appliances. A central heating radiator and wall-mounted boiler are also situated within the kitchen, and a UPVC door provides direct access to the rear garden.

FIRST FLOOR :

Landing

Upstairs landing giving access to all first-floor rooms.

Master Bedroom

11'11 x 10" (3.63m x 3.05m)

Spacious double bedroom positioned to the front of the property, featuring built-in wardrobes to the alcove, a central heating radiator, and wooden-framed windows offering plenty of natural light.

Bedroom 2

5'10" x 7'3" (1.78m x 2.21m)

Compact bedroom to the front elevation, featuring a wood-framed window and a central heating radiator. This small room is suitable for use as a single bedroom or a practical home office.

Bathroom

11'11" x 5" (3.63m x 1.52m)

Well-proportioned bathroom fitted with a paneled bath, separate corner shower enclosure, pedestal wash basin and WC. The room includes a radiator and frosted windows for privacy, with ample space for everyday use.

OUTSIDE :

Rear garden with a lawned area and paved patio, complemented by a shed and a separate outdoor storage cupboard, all fully enclosed for privacy.

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:

Leaving our Elland office head down the road, following it to the right. At the roundabout, take the second exit. Just before Aldi, turn right onto South Lane, continue along the road, and you will see the property at 18 South Lane, HX5 0HQ on the right, identified by the for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

MORTGAGES:

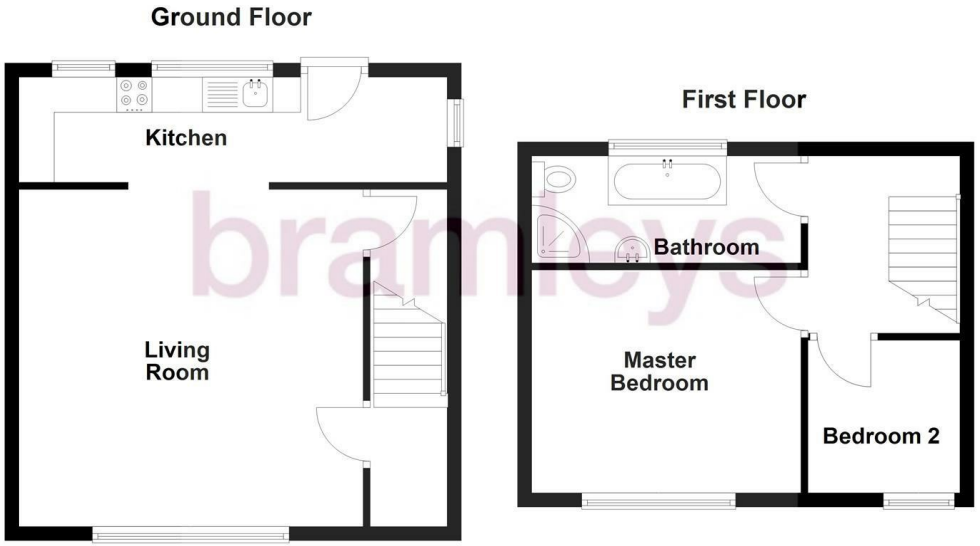
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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:- 01422 374811



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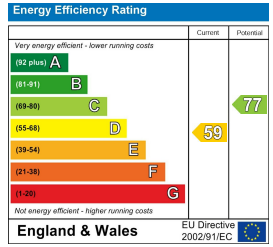
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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