

bramleys

For Sale

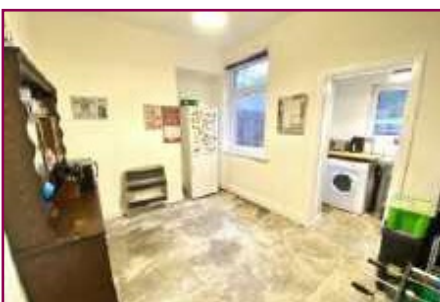
**115 PARK ROAD
ELLAND
HX5 9HZ**

RESIDENTIAL SALES

£115,000



- **TWO BEDROOM TERRACE PROPERTY**
- **TWO GOOD SIZED RECEPTION ROOMS**
- **TWO BEDROOMS**
- **IDEAL FOR THE FIRST TIME BUYER**
- **WOODED OUTLOOK TO THE REAR**
- **FAR REACHING VIEWS**



Forming an ideal purchase for the first time buyer or investor alike, is this well presented 2 bedroom, mid terraced property. Enjoying an elevated position with far reaching views and situated a short distance from Elland centre, where there are a range of amenities. The property also provides 2 reception rooms, gas fired central heating, uPVC double glazing, a modern fitted bathroom and garden areas to the front and rear. With accommodation comprising:- entrance, lounge, dining room, kitchen, first floor landing, 2 bedrooms and bathroom. An early viewing is essential to avoid disappointment. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Accessed via a uPVC entrance door with leaded and double glazed panels leading into the entrance vestibule.

Entrance Vestibule

In turn leads to the lounge.

Lounge

3.63m x 3.56m (11'11 x 11'8)

Having a central heating radiator, uPVC double glazed window to the front, gas and pebble effect living flame fire and ceiling coving.



Dining Room

3.91m x 2.84m (12'10 x 9'4)

Peacefully situated to the rear of the property and having Yorkshire stone flagged flooring, a wall mounted gas fire and uPVC double glazed window. An archway leads through to the kitchen.



Kitchen

2.57m x 1.35m (8'5 x 4'5)

Having part tiling to the walls, a uPVC double glazed window, central heating radiator, stone flagged flooring extending from the dining room, plumbing for an automatic washing machine and a rear access door.



FIRST FLOOR:

Staircase rises to the first floor landing.

Landing

Bedroom 1

3.61m x 3.61m (11'10 x 11'10)

Situated to the front of the property with far reaching views across the canal. Having a central heating radiator and uPVC double glazed window.



Bedroom 2

1.91m x 2.21m (6'3 x 7'3)

Situated to the rear of the property with a wooded outlook. Having a central heating radiator and uPVC double glazed window.



Bathroom

Fitted with a three piece suite comprising of a low flush toilet, pedestal wash basin and corner panelled bath with over head Triton shower. Being part tiled to the walls and having a uPVC double glazed window, central heating radiator and Cornish slate flooring.



OUTSIDE:

To the front of the property there is a small yard area. To the rear is a decked patio and seating area with an adjacent enclosed lawned garden with timber fencing which backs onto woodland.



COUNCIL TAX BAND:

A

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

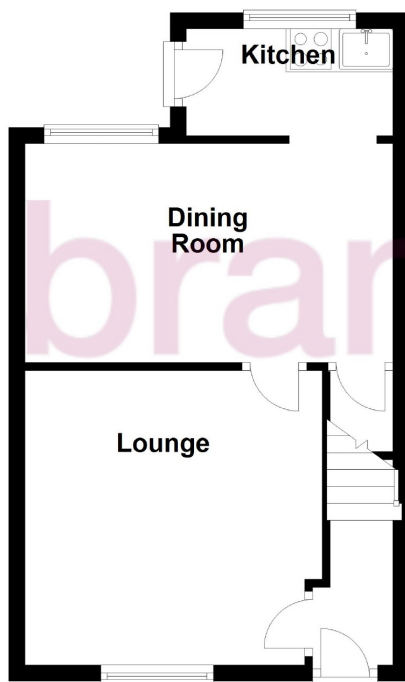
ON-LINE CONVEYANCING SERVICES:

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.

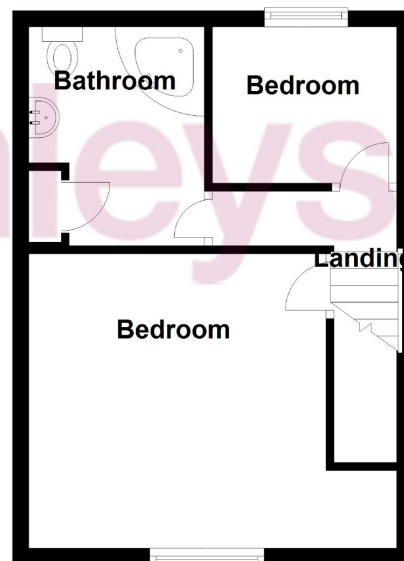
DIRECTIONS:

Leave our Elland office travelling down Victoria Road onto Southgate. At the roundabout take the first exit onto the Elland Riorges link road and continue down to the next roundabout. Turn left onto the Huddersfield Road and continue over Elland bridge following the road as it bends to the right and becomes Park Road. Continue along Park Road passing The Colliers Arms on the right hand side where the subject property can be found after a short distance on the left hand side of the road clearly identified by the Bramleys For Sale board.

Ground Floor



First Floor



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

bramleys.com

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:

- 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.
- 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 in situ 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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