

# MARSH & MARSH PROPERTIES

16 Bracken Way, Old Earth, Elland, HX5 9QH

£425,000



**\*\*ATTENTION ALL YOUNG OR GROWING FAMILIES\*\*** Situated in the highly sought after and convenient location of Old Earth, is this four bedroom detached property that will make a fantastic, long term family home. The property is just a short walk from the much appreciated local school, Elland centre and its amenities such as supermarkets are also just a short walk away, and for those who commute to work the M62 corridor is just a few minutes' drive. With all of this, the property is perfect for any interested parties. The house itself is presented to a high standard and spec to include a stunning kitchen which was new in 2022. Included in the sale there is a large five person hot tub which is housed in a superb garden room to the rear garden. Cost efficient solar power units are fully owned and make the property anything up to 75% self-sufficient. In brief comprises of a well presented entrance hallway which sets the precedent for the rest of the property, cloakroom, lounge, a dining kitchen that was formerly two separate rooms and internal access to the integral garage. The house bathroom, a decent size single bedroom and three double rooms are all to the first floor where the master room has an en-suite shower room. There is also access to the storage loft from the first floor. External there is a recently done tarmac driveway to the front for up to four vehicles and to the rear is an excellent enclosed garden which catches the sun from morning until late at night. Here you will also find a summer lounge with a hot tub.

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## ENTRANCE HALL



Accessed via a composite door is this inviting hallway which is well presented with high spec LVT wood effect flooring, radiator, mains smoke alarm and a useful under the stair storage which doubles up as an internal access for the garage.

## CLOAKROOM



A modern two piece suite comprises of a vanity sink unit with a chrome mixer tap and a low flush toilet. To complete the room to a high spec there is tasteful décor, LVT flooring, radiator and a UPVC window.

## LIVING ROOM 5.1 x 3.5m (16'6 x 11'7)



With tasteful décor, this spacious lounge is again

presented to a high standard. There are two radiators and three UPVC windows with a dual aspect, provide an abundance of natural light.



## DINING KITCHEN 2.8 x 8.2m (9'0 x 26'9)





Formerly two separate rooms is this stunning dining kitchen which is perfect for those family gatherings and barbeques with UPVC French doors that take you to the rear garden. The kitchen was installed in 2022 and comes with top of the range AEG appliances to include an integrated fridge, freezer, washing machine and a built-in microwave oven, an induction hob with a cooker extractor fan above. There are also high spec Bosch twin ovens on a raised level for easier access. The wide range of wall and base units with handle less doors, provide ample storage space and are further complimented by the marble effect worktops and matching upstands. The wall units have under unit lighting and there is a one and a half bowl asterite sink with a brushed steel mixer tap. To complete the room there is an under unit heater from the central heating system, radiator, and triple aspect UPVC windows.



## LANDING

The stairs lead up from the hallway where you will find this spacious landing area with a storage cupboard, smoke alarm and loft access via a pull down wooden ladder.

## MASTER BEDROOM 4.0 x 3.4m (13'1 x 11'11)



With tasteful décor this double room has a built-in double wardrobe, radiator and a UPVC window.

## EN-SUITE SHOWER ROOM

Tasteful wall and floor tiles compliment this three piece suite which comprises of a shower cubicle with a handheld and rainfall power shower, a vanity sink unit with a waterfall mixer tap and a



low flush toilet. To complete the room to a high standard is a towel radiator, under floor heating, ceiling spotlights, extractor fan and a beautiful arched UPVC window.



### **BEDROOM TWO 2.7 x 4.4m (8'10 x 14'5)**



A double room with a built-in double wardrobe, radiator and a UPVC window.

### **BEDROOM THREE 2.7 x 3.0m (8'10 x 9'10)**



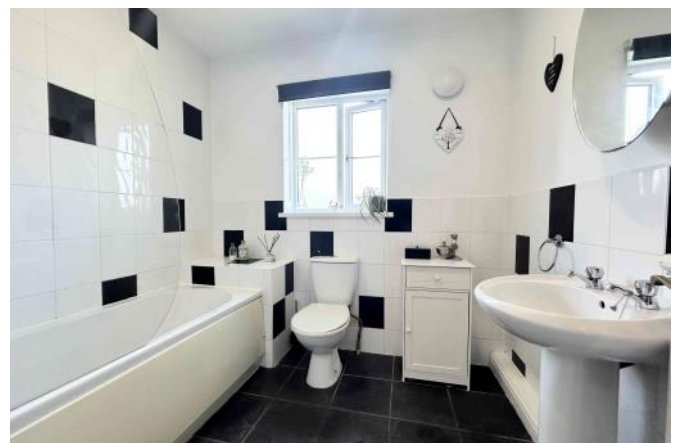
A double room with a built-in double wardrobe, radiator and a UPVC window.

### **BEDROOM FOUR 2.7 x 2.1m (8'10 x 6'10)**



A decent size single room with a radiator and a UPVC window, which is made larger with the built-in double wardrobe.

### **HOUSE BATHROOM**



A three piece suite comprises of a bathtub with a power shower above and a glass shower screen, a pedestal sink, and a low flush toilet. There are



ceiling spotlights, partial tiled walls, tiled floor, radiator, ceiling spotlights, extractor fan and a UPVC window.

### LOFT SPACE

Accessed via a pull down ladder is this useful storage space with lighting. The battery for the solar power units is housed to the loft space.

### INTEGRAL GARAGE 2.6 x 5.0m (8'6 x 16'4)

Larger than your average garage which is accessed via an electric roller shutter garage door. With overhead storage, power and light, Worcester Bosch boiler, an energy efficient Stelflow hot water storage tank, radiator, useful internal access to the property.

### EXTERNAL



To the front of the house is a recently laid tarmac driveway to provide parking for up to four vehicles. To the rear you will find an amazing, enclosed garden which catches the sun most of the day and evening (SSW facing). Here, the



garden is split level with an Indian stone patio, two lawn areas and a well-built, garden room which houses a five person hot tub.

### GARDEN ROOM



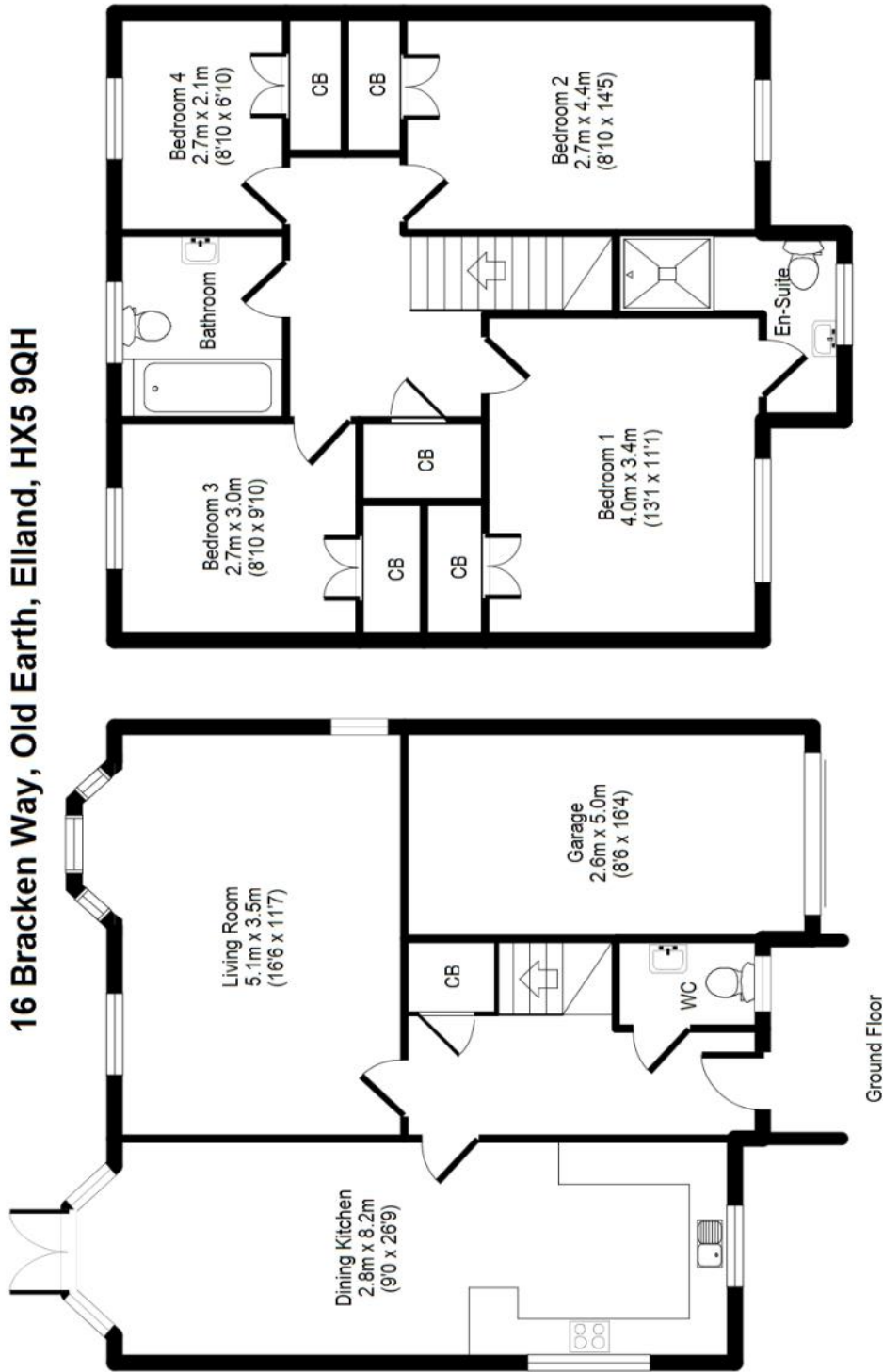
A fantastic addition to the property which is built with a steel frame and composite decking. Here there is power, light and the large five person hot tub.



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make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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