



23 Bracken Way, Elland, HX5 9QH  
Offers Over £280,000

bramleys



This spacious 3 bedroom, detached property is situated in this highly desirable area of Elland, which is within walking distance of well renowned local schooling.

Having gas fired central heating and uPVC double glazing, the property boasts 3 double bedrooms, with en suite facilities to the master bedroom, 2 reception rooms, modern fitted kitchen and utility room, together with ground floor cloakroom/WC. Externally the property has a driveway, integral garage and gardens to both the front and rear.

Forming an ideal purchase for the first time buyer or young and growing family alike. Conveniently placed for access to all the amenities within Elland, as well as being approximately 1 mile from J.24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

### Entrance Hall

With a central heating radiator.

### Lounge

14'1" x 10'7" (4.29m x 3.23m)

This good sized reception room is fitted with a gas and coal effect, living flame fire which is set on to a marble hearth and backdrop with fire surround and mantel. There is a uPVC double glazed bay window to the front, central heating radiator, 2 wall light points and a built-in understairs storage cupboard.

### Dining Room

10'7" x 8'5" (3.23m x 2.57m)

Peacefully situated to the rear of the property, with far reaching views. There is a central heating radiator and uPVC double glazed French doors leading directly into the rear garden.

### Kitchen

9'9" x 7'3" (2.97m x 2.21m)

With a range of matching wall and base units with laminated work surfaces and a range of integrated appliances including 4 ring electric hob with built-in double oven and grill, overhead extractor fan and light and integral fridge. There is a 1.5 bowl stainless steel sink with mixer taps and side drainer, part tiled walls and a central heating radiator.

### Utility Room

6'1" x 5'6" (1.85m x 1.68m)

With a range of wall and base units, inset stainless steel sink with side drainer, central heating radiator and an access door through to the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC, pedestal wash basin, central heating radiator and uPVC double glazed window.

## FIRST FLOOR:

### Landing

With spindle rail balustrade.



### Master Bedroom

12'4" max x 14'11" max (3.76m max x 4.55m max)

This spacious L-shaped master bedroom has a central heating radiator, uPVC double glazed window to the rear elevation and fitted furniture including wardrobes with sliding, mirrored doors and a further door which provides access to the en suite shower room.

### En suite Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and double width shower cubicle. There is a central heating radiator and uPVC double glazed window.

### Bedroom 2

13'9" max x 8'4" max (4.19m max x 2.54m max)

Having 2 uPVC double glazed windows which provide an open aspect to the front. There is also a central heating radiator.

### Bedroom 3

9'0" x 7'1" plus recess 3'2" x 3'0" (2.74m x 2.16m plus recess 0.97m x 0.91m)

Fitted with a central heating radiator, recess which could provide wardrobe space and a uPVC double glazed window with far reaching views to the rear.

### Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash basin and panelled bath. There is a central heating radiator, part tiled walls and uPVC double glazed window.

### OUTSIDE:

To the front of the property there is a driveway which provides off road parking and in turn leads to the integral single garage. There is also a lawned garden with mature shrubs, bushes, flowerbeds and slate chipped borders. To the rear there is a good sized tiered garden with patio seating area, flowerbeds and lawned area.

### 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 travelling down Victoria Road onto Southgate and bearing right on the bend and continuing to the roundabout. Take the first exit at the roundabout and proceed straight across the next roundabout and down to the figure of eight roundabout. Take the 3rd exit onto Lower Edge Road and proceed along before turning right onto Ennerdale Drive. Turn right onto Bracken Way and follow the road, the property will be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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:

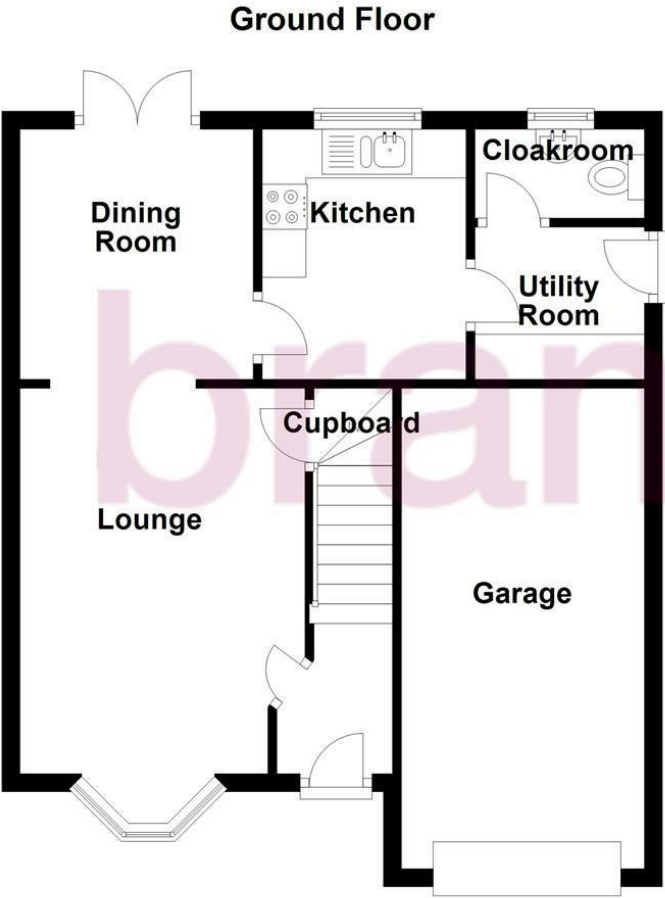
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

