



6 Ullswater Close, Elland, HX5 9QN  
£425,000

**bramleys**

This executive detached property offers ideal accommodation for the family buyer and occupies a generous plot, tucked away in a private position at the head of this small cul-de-sac.

Immaculately presented throughout, with spacious 4 bedroom accommodation and detached double width garage. Having been improved by the current vendors to a high standard, the property now offers a modern family breakfast kitchen and dual aspect spacious lounge with wood burning stove. Situated in this popular residential location, convenient for well regarded local schooling, amenities and also within close proximity of the M62 motorway network, making commuting to Leeds and Manchester possible. With uPVC double glazing, gas fired central heating and security alarm. The property is well worthy of an internal inspection to appreciate the size and position this property provides. With accommodation briefly comprising:- entrance hall, lounge, dining room, breakfast kitchen, utility room and cloakroom/WC. To the first floor there is a master bedroom with en suite, 3 bedrooms and shower room.

Externally a spacious driveway provides ample off road parking, together with a detached double garage and gardens to the front, side and rear. This property's elevated position means it enjoys far reaching views to the rear.

Energy Rating: D





## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Entrance Hall

Having timber flooring, a central heating radiator and uPVC window with a useful understairs storage cupboard.

### Lounge

19'10" x 11'3" (6.05m x 3.43m)

This dual aspect lounge provides a spacious reception room, with timber flooring and 2 central heating radiators. There is also a fireplace with inset log burning stove, 2 uPVC windows to the front elevation and uPVC French doors to the rear which open out on to the garden.

### Kitchen

16'8" x 8'8" (5.08m x 2.64m)

This modern kitchen is fitted with a range of high gloss wall and base units, with complementary laminate work surfaces and a breakfast bar area which is finished in granite. There is a 1.5 bowl stainless steel sink with a contemporary glass drainer and a pull down spray mixer tap. Also built-in to the kitchen is an integrated dishwasher, wine fridge, space for a range style cooker, fitted extractor canopy, timber flooring throughout, a uPVC window to the rear overlooking the garden and a further window providing light to the side. A door provides access to the utility room.

### Utility Room

5'9" x 4'10" (1.75m x 1.47m)

With an external door to the side elevation and base units with work top and inset stainless steel sink, space and plumbing for a washing machine, central heating radiator, wall mounted central heating boiler and a uPVC window.



### Dining Room

10'2" x 9'6" (3.10m x 2.90m)

Enjoying views over the rear garden via an arched uPVC window with central heating radiator and timber flooring.

### Cloakroom/WC

Furnished with a 2 piece white suite incorporating low flush WC and compact wash hand basin with mixer tap. There is also a ladder style heated towel rail and uPVC window.

### FIRST FLOOR:

#### Landing

This galleried landing features an arched uPVC window to the front, with a central heating radiator and door leading to a useful storage cupboard which also houses the hot water cylinder.

#### Master Bedroom

12'5" x 10'4" (3.78m x 3.15m)

A good sized double bedroom which has a range of high gloss built-in wardrobes, central heating radiator, uPVC window to the rear elevation which provides far reaching views and a further door leading through to the en suite.

#### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, polished stone circular wash basin with mixer tap and set to a vanity storage unit and a double walk-in shower enclosure with rainwater style thermostatic shower. There is a chrome ladder style heated towel rail, uPVC window, extractor and full tiling to the walls and floor.

#### Bedroom 2

11'5" x 11'5" (3.48m x 3.48m)

A good sized, second bedroom which has a range of built-in wardrobes, a central heating radiator and a uPVC window to the rear elevation which provides far reaching views.

#### Bedroom 3

8'2" x 8'0" (2.49m x 2.44m)

Currently used as an office, but would make an ideal third bedroom. Having a uPVC window to the front and central heating radiator.

#### Bedroom 4

8'9" x 7'7" (2.67m x 2.31m)

This bedroom is fitted with built-in wardrobes, a central heating radiator and has a uPVC window which provides far reaching views.

#### Shower Room

This modern family shower room has a large walk-in shower enclosure which is fully tiled and has a rain style thermostatic shower. There is also a concealed cistern WC and hand wash basin set to a vanity storage unit with mixer tap. The floor is fully tiled and there is a contemporary style towel radiator, extractor fan and uPVC window.

#### OUTSIDE:

To the front of the property there is a spacious driveway which provides ample off road parking and in turn leads to a detached double garage. A footpath from the front leads down the side of the property to the rear garden, which is particularly spacious with a paved seating areas, further lawned areas and is fully enclosed.

#### Garage

18'2" x 17'10" (5.54m x 5.44m)

With 2 up and over doors, power/light and further access door.

#### 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 Elland via the Elland Riorges Link travelling down the hill to the figure of 8 roundabout. Proceed over the roundabout taking the third exit and proceed up the hill into Elland Lane. Take a right turning into Ennerdale Drive, follow the road round to the left where Ullswater Close can be found on the right and the subject property is tucked away on the right, at the head of the cul-de-sac.

#### TENURE:

Leasehold - Term: 999 years from 01/01/2001 / Rent: £75 per annum.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

**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.







Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>88</sup>

1561.76 ft<sup>2</sup>  
145.09 m<sup>2</sup>



Floor 0 Building 2



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	