



2 Bracken Way, Elland, HX5 9QH

£410,000

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Situated on a very popular residential development is this 4 bedroomed detached property which would ideally suit the growing family benefitting from a spacious fitted dining kitchen with French doors accessing the rear garden, 2 further reception rooms and 4 good sized bedrooms to the first floor. The property benefits from an ensuite to the master bedroom as well as being fitted with uPVC double glazing, gas central heating and security alarm system. The property is conveniently positioned for access to the M62 motorway network as well as local amenities within Elland. Externally, the property features gardens to the front and rear alongside a driveway providing off-road parking for 3 cars as well as having an integral garage. An early internal viewing is highly recommended to appreciate the size, quality and position of this superb family home.

Energy Rating: D





GROUND FLOOR:

Enter the property via a composite external door with double glazed panels into:-

Entrance Hall

Where there is a central heating radiator, inset ceiling spotlights and a useful under stair storage cupboard.

Dining Kitchen

17'9" max x 9'0" (5.41m max x 2.74m)

A modern and spacious family dining kitchen with the kitchen area being fitted with a modern range of matching wall and base units with quartz working surfaces, an undermounted 1.5 bowl sink with side drainer and mixer tap and tiled splashback. Integral appliances include a 4 ring gas hob with fitted extractor canopy and built-in electric oven. There is also space and plumbing for an automatic washing machine, dishwasher and a fridge. There are also 2 central heating radiators, inset ceiling spotlights and sealed under cupboard lighting, a uPVC window to the side elevation and a uPVC bay window to the rear with French doors opening out onto the rear garden.

Dining Room

9'0" x 9'0" (2.74m x 2.74m)

Currently presented as a play and having wood effect laminate flooring, a central heating radiator and a uPVC window to the front elevation.

Cloakroom WC

Furnished with a 2 piece white suite comprising low flush WC and wash hand basin set to vanity storage. There is full tiling to the walls and floor, inset ceiling spotlight, chrome ladder style heated towel rail and uPVC window.

Lounge

16'7" x 13'3" max (5.05m x 4.04m max)

A spacious lounge fitted with 3 uPVC windows to the rear one of which is a large bay window overlooking the rear garden. There is also a living flame coal effect gas fire set to a marble backcloth and hearth with timber surround, 2 wall light points and 2 central heating radiators.





FIRST FLOOR:

Landing

There are inset ceiling spotlights, a loft access point, a central heating radiator and a cupboard housing the hot water cylinder and providing additional storage space.

Master Bedroom

13'1" x 10'10" (3.99m x 3.30m)

A good sized master bedroom fitted with built-in wardrobes, a central heating radiator, uPVC window to the front elevation and a door leading to the adjoining ensuite.

Ensuite Shower Room

Being fully tiled to the walls and floor and furnished with a 3 piece suite comprising low flush WC, wash hand basin set to built-in vanity storage and a wet room style shower with thermostatic rainwater head over and glazed shower door. There is also fitted wall storage, a vertical towel radiator, shaver socket, extractor fan, inset ceiling spotlights and a uPVC arched window with stained glass inserts.

Bedroom 2

14'0" x 8'11" (4.27m x 2.72m)

Another good sized double bedroom with a central heating radiator, uPVC window, inset ceiling spotlights and built-in wardrobes.

Bedroom 3

10'0" x 8'11" (3.05m x 2.72m)

A good sized third bedroom being of double proportions and being positioned to the rear of the property. There is a uPVC window, a central heating radiator and built-in wardrobes.

Bedroom 4

9'0" x 7'2" (2.74m x 2.18m)

Fitted with wood effect laminate flooring, a central heating radiator, uPVC window to the rear and built-in wardrobes.



Bathroom

Fully tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower attachment over. There are also fitted storage cupboards, a chrome ladder style heated towel rail, illuminated mirror and uPVC window.

OUTSIDE:

To the front, there is a full width driveway providing off-road parking for 3 cars and leads to an integral single garage with side access door. To the rear, there is an enclosed level garden which is predominantly laid to lawn with further patio area which extends to both sides of the property.

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 Victoria Road, follow the road down onto Southgate and at the roundabout take the first left hand turning onto the Elland Riorges Link. Continue straight ahead at the next roundabout and upon reaching the figure of 8 roundabout, take the third exit towards the hospital. Continue along this road as it becomes Elland Lane and in turn Lower Edge Road. Turn right onto Ennerdale Drive where Bracken Way can be found as a turning on the right hand side and the property can be located immediately on the right.

TENURE:

Freehold

COUNCIL TAX BAND:

Band E



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.

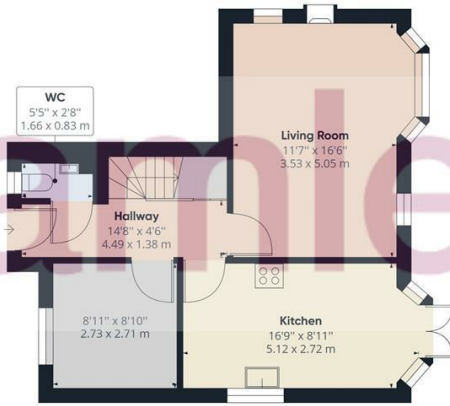
ONLINE CONVEYANCING SERVICES:

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.





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Floor 0

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Floor 1

Approximate total area⁽¹⁾
1174.03 ft²
109.07 m²

(1) 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.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	86
England & Wales	EU Directive 2002/91/EC	