



2 Lodge Drive, Elland, HX5 9PT  
Offers Over £200,000

**bramleys**

This well presented, semi-detached property occupies a generous plot which provides a spacious driveway to the front, together with gardens to both side and rear. With modern fixtures and fittings throughout, gas fired central heating and uPVC double glazing, the property would make an ideal home for the professional couple or young family alike. To the ground floor there is a good sized lounge with bay window, superb fitted kitchen with dining area and to the first floor there are 2 good sized double bedrooms and a fully tiled house bathroom.

Located in the sought after area of Lower Edge, the property is within walking distance of well regarded local schooling and is well placed for the amenities within Elland town centre, together with access to the M62 motorway network.

Being set on a good sized plot, the property offers further potential to extend (subject to any necessary planning consents).

Energy Rating: TBA



## GROUND FLOOR:

Enter the property via a composite external door into:-

### Entrance Vestibule

With a central heating radiator, staircase rising to the first floor and a further door leading to the lounge.

### Lounge

15'2" max x 12'2" max inc bay (4.62m max x 3.71m max inc bay)

A spacious reception room which has a large uPVC bay window to the front elevation, central heating radiator, ceiling coving and open fireplace with inset electric stove and granite hearth.

### Dining Kitchen

15'5" x 8'2" max (4.70m x 2.49m max)

A spacious dining kitchen, which is fitted with a matching modern range of wall and base units, complementary work surfaces and an inset 1.5 bowl stainless steel sink with side drainer and mixer tap. There is also a built-in 4 ring gas hob, extractor canopy and electric oven beneath, integrated dishwasher & washing machine and space for a fridge freezer. Also having uPVC windows to the side and rear elevations, there is also a central heating radiator to the dining area, wall mounted central heating boiler and a uPVC external door which gives access to the rear garden.

## FIRST FLOOR:

### Landing

With a side uPVC window and loft access point.

### Master Bedroom

12'4" max x 11'1" max (3.76m max x 3.38m max)

Having a built-in bulk-head storage cupboard, central heating radiator and uPVC window to the front elevation which enjoys a pleasant open aspect across the fields beyond. There are also built-in wardrobes with mirror and ceiling coving.

### Bedroom 2

10'9" x 8'8" (3.28m x 2.64m)

Another good sized double bedroom, with a uPVC double glazed window to the rear of the property, central heating radiator and built-in shelving to the alcove.

### Bathroom

Being fully tiled to the walls and furnished in a 3 piece white suite which comprises of a low flush WC, pedestal wash hand basin and panelled bath with thermostatic mixer shower over. There is also a central heating radiator and uPVC window.





#### TENURE:

Freehold

#### COUNCIL TAX BAND:

B

#### 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.

#### OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking. To the rear, there is a generously proportioned garden which comprises of a generous paved area, lawned section and is enclosed by timber fencing. To the side there is also an area of garden which could provide space to extend the property (subject to any necessary planning consents).

#### 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.

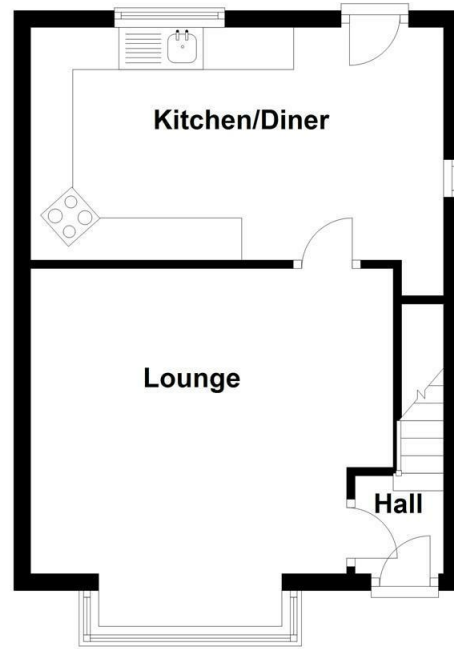
#### DIRECTIONS:

Leave Elland via Southgate, proceed to the roundabout and take the first exit on to the Elland Riorges Link. Continue straight ahead at the next roundabout and upon reaching the figure of eight roundabout, take the third exit into Elland Lane. Continue along this road which then becomes Lower Edge Road and proceed for approximately 0.5 miles. On reaching the primary school, turn right into Lodge Drive. Proceed up the hill, where the property will be found on the right hand side, clearly identified by the Bramleys for sale board.

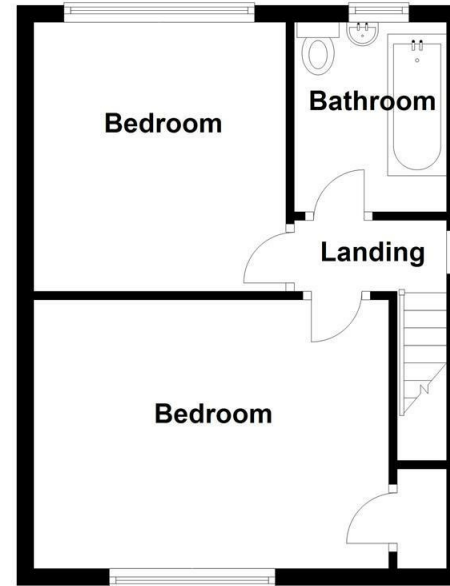




### Ground Floor



### First Floor




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

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