



10 Lower Edge Road, Elland, HX5 9PL

£325,000

bramleys

This substantial, extended, 4 bedroom semi-detached property is situated in the popular residential area of Lower Edge. The property has undergone a range of improvements by the current vendors and now provides a generous family breakfast kitchen, 3 reception rooms, bedroom and bathroom to the ground floor. To the first floor there are 3 good sized double bedrooms and a separate shower room.

Forming an ideal purchase for those with a young and growing family, with uPVC double glazing throughout, gas fired central heating, generous landscaped gardens to the rear, along with off road parking to the front.

Conveniently placed for access to well regarded local schooling, together with all the amenities within the centre of Elland. The property is also a short drive from the M62 motorway network, providing commuter links to the major trading centres of East Lancashire and West Yorkshire.

An internal inspection is essential to appreciate the size and presentation of this superb family home.

Energy Rating: D





GROUND FLOOR:

Enter the property via a composite external into:-

Breakfast Kitchen

16'10" max x 12'4" max (5.13m max x 3.76m max)

A generously sized kitchen which is fitted with a range of wall, drawer and base units with complementary work surfaces and an inset ceramic 1.5 bowl sink with side drainer and mixer tap. There is space for a Range style cooker, tiled splashbacks, space and plumbing for a dishwasher and washing machine, space for a tumble dryer and fridge freezer, together with wood effect laminate flooring, breakfast bar area, 2 uPVC double glazed windows to the front elevation and a central heating radiator.

Inner Hallway

Having wood effect laminate flooring, ceiling coving, a central heating radiator, staircase rising to the first floor level and a useful built-in storage cupboard.

Sitting Room/Bedroom 4

15'2" x 8'5" (4.62m x 2.57m)

Positioned to the rear of the property, having a set of uPVC French doors which give access to the rear garden. There is also a central heating radiator.

Dining Room

13'0" x 9'5" (3.96m x 2.87m)

With a generously sized reception room, having a central heating radiator and wood effect laminate flooring. A set of sliding patio doors give access to the conservatory and a further door provides access to an understairs store cupboard.

Conservatory

9'11" x 8'1" (3.02m x 2.46m)

Being of uPVC, double glazed construction. The roof has been changed to a solid roof with inset spotlights. There is also a central heating radiator and wood effect laminate flooring, with further door accessing the rear garden.



Bathroom

Furnished with a modern white suite comprising of a low flush WC, wash hand basin set to a vanity and a panelled bath with thermostatic shower over. Being part tiled to the walls, there is a chrome ladder style heated towel rail, complementary storage furniture and a uPVC double glazed window.

Lounge

14'6" x 13'0" (4.42m x 3.96m)

Fitted with an inset multi-fuel stove, with hearth and timber mantel. There is ceiling coving, a central heating radiator and a large uPVC window to the front elevation.

FIRST FLOOR:

Landing

A generous landing area with a central heating radiator.

Bedroom 2

11'7" x 9'7" (3.53m x 2.92m)

A good sized double bedroom which is positioned to the rear of the property, having a central heating radiator and uPVC window.

Master Bedroom

21'9" x 8'3" min / 8'10" max (6.63m x 2.51m min / 2.69m max)

A generously sized master bedroom, with 2 uPVC double glazed windows and a central heating radiator.

Bedroom 3

12'6" x 9'8" (3.81m x 2.95m)

Another well proportioned double bedroom, which is fitted with a uPVC window to the side elevation and a central heating radiator.

Shower Room

Being fully tiled to the walls and furnished in a 3 piece white suite incorporating low flush WC and wash hand basin which is set to vanity, together with a double width shower enclosure with thermostatic shower. There is also a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a block paved drive which provides ample off road parking,

as well as raised shrub borders. To the rear there is a generous enclosed garden which comprises of patio seating, adjoining a good sized lawn, decked seating area and raised flowerbed border.

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, turning left at the roundabout into the Elland Riorges link. Continue to the figure of eight roundabout, taking the third exit on to Elland Lane, which in turn becomes Lower Edge Road. Proceed along this road, where the property will be found on the right hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

D

MORTGAGES:

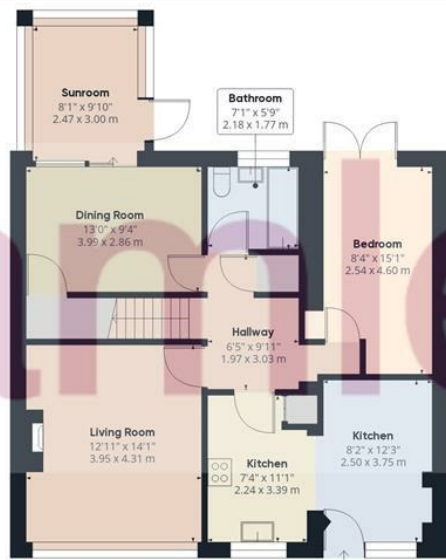
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1407.34 ft²
130.75 m²

Reduced headroom

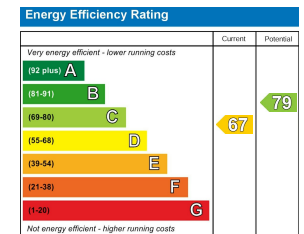
5.63 ft²
0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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:

- 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.
- 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 in situ 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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

