



64, Grasmere Drive, Lower Edge, Elland, HX5 9PW

£240,000

bramleys

*** VIEWINGS HIGHLY ADVISED TO TRULY APPRECIATE THE PROPERTY'S POSITION!***

This semi detached property occupies an enviable position adjoining playing fields to the rear and taking in far reaching views across the surrounding hills. An ideal family home. It provides 3 bedroomed accommodation which has been extended from its original form to the ground floor by virtue of a full width conservatory taking in the views and rear gardens. A well proportioned lounge and newly fitted dining kitchen complete the ground floor accommodation. The 3 first floor bedrooms are served by a modern tiled bathroom. Situated in the popular residential area of Lower Edge, convenient for well regarded local schooling, local amenities and access to the M62 motorway network. The property has uPVC double glazing, gas fired central heating and alarm system. A driveway affords off road parking along with a detached garage and there are pleasant gardens to the front and rear.





GROUND FLOOR:

Entrance Hall

Having wood effect laminate flooring and staircase rising to the first floor.

Lounge

15'1" x 10'11" (4.62 x 3.33)

A good sized living room spanning the width of the property with large double glazed window to the front elevation. Central heating radiator and coving to ceiling.

Dining Kitchen

15'2" x 12'9" (4.63 x 3.91)

A spacious family dining kitchen fitted with a new modern range of wall and base units with inset sink, side drainer and mixer tap. Having a built in 'Bosch' double oven with microwave/combi oven, 'Bosch' 4 ring induction hob and extractor canopy. Beneath the units there is an integrated automatic washing machine and dishwasher. Having under cupboard

lighting, wood effect laminate flooring, central heating radiator, double glazed window and a door leading to a useful understairs cupboard. Double glazed sliding patio doors open to the conservatory.

Conservatory

11'2" x 11'9" (3.41 x 3.6)

This uPVC double glazed conservatory provides an additional reception room looking out towards the pleasant rear gardens and open views beyond. Having 2 central heating radiators and French doors opening onto the rear garden.

FIRST FLOOR:

Landing

Having a loft access point.





Master Bedroom

12'10" x 10'1" max (3.93 x 3.09 max)

A good sized double bedroom positioned to the rear of the property and enjoying far reaching views. Having built in cupboards, double glazed window and central heating radiator.

Bedroom 2

10'9" x 8'2" (3.30 x 2.50)

A second double bedroom having built in wardrobe and cupboards together with a central heating radiator and double glazed window to the front elevation.



Bedroom 3

7'6" x 6'7" (2.3 x 2.03)

Positioned to the front of the property with double glazed window and central heating radiator.

Family Bathroom

Being fully tiled to the walls and floor and furnished with a 3 piece white suite comprising a low flush WC and wash hand basin set to fitted vanity furniture. A panelled bath with rain style shower over and also having a chrome ladder style heated towel rail and double glazed window.



OUTSIDE:

To the front of the property is a paved garden area and a driveway providing off road parking leads to a detached single garage with power and light. The rear garden comprises an artificial lawn and paved area with raised flower borders and open views to the rear.

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 to the roundabout and take the first exit. Continue straight over the next roundabout and proceed to the figure of eight roundabout. Take the 3rd exit onto Lower Edge Road continuing along and before reaching the Junior and Infant School, Grasmere Drive can be found as turning on the left hand side. Proceed down Grasmere Drive and head towards the bottom cul-de-sac where the property can be found on the right hand side clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

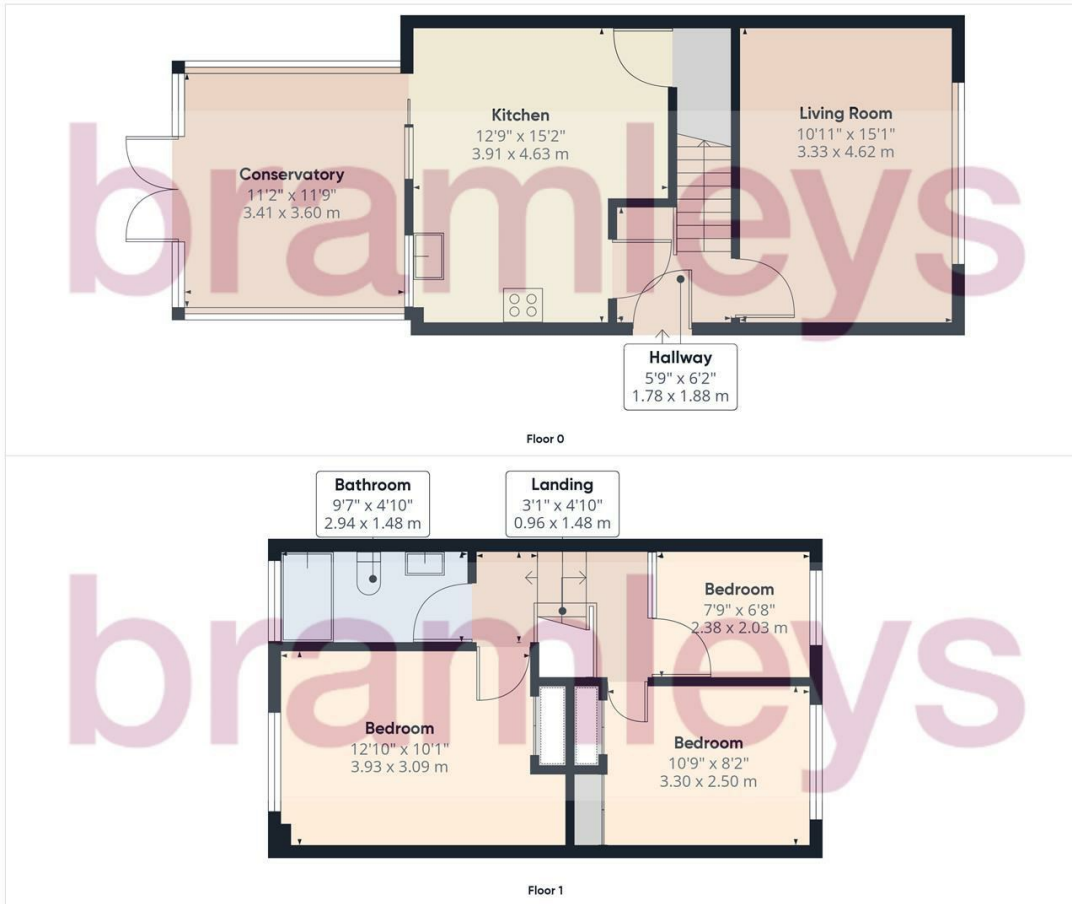
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







Approximate total area
926.64 ft²
86.09 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.

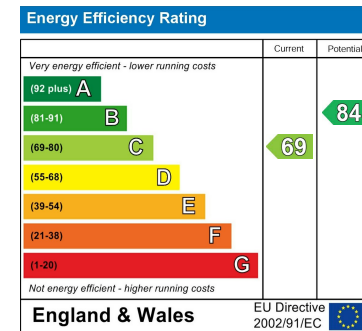
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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