



1 Maple Fold, Elland, HX5 0PH
£390,000

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Tucked away on this small, select cul-de-sac, is this 4/5 bedroom detached family home. Offering generous accommodation throughout with 2 reception rooms to the ground floor and an open plan family sized dining kitchen with separate utility room and cloakroom/WC.

The first floor offers 4 good sized bedrooms, the master having an en suite shower room, plus a separate 3 piece family bathroom. With level enclosed gardens to the front and rear, along with block paved driveway and detached single garage. The property is conveniently located for the local amenities within Elland, as well as those looking for nearby M62 motorway access.

Fitted with gas fired central heating and uPVC double glazing throughout, the property does enjoy far reaching views to the front elevation and needs to be viewed internally to appreciate this well proportioned family home.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a composite external door into:-

Entrance Hall

With a central heating radiator, understairs store cupboard and staircase rising to the first floor.

Cloakroom/WC

Furnished with a 2 piece cream coloured suite comprising of a low flush WC and wall mounted wash hand basin. There is also a central heating radiator and uPVC double glazed window.

Utility

Having space and plumbing for a washing machine and dryer. Working surfaces and wall units with central heating boiler and an external door.

Lounge

15'6" x 12'9" (4.72m x 3.89m)

A generous sized reception room, having 3 wall light points, central heating radiator and a uPVC window which overlooks the garden to the front.

Sitting Room/Bedroom 5

11'6" x 11'3" (3.51m x 3.43m)

Another good sized reception room, which could be utilised as a fifth bedroom subject to requirements. There are 2 central heating radiators and 2 uPVC windows.

Dining Kitchen

Kitchen Area

9'9" x 8'6" max (2.97m x 2.59m max)

The kitchen area is fitted with a comprehensive range of matching wall and base units, with complementary working surfaces and tiled splashbacks. There is an inset stainless steel sink with side drainer and mixer tap, built-in gas hob with extractor above, double oven and integrated fridge freezer. There is also plumbing for a dishwasher, inset ceiling spotlights, 2 uPVC windows, wood effect laminate flooring, a central heating radiator and being open plan to the dining area.

Dining Area

16'6" x 8'6" max (5.03m x 2.59m max)

With a set of uPVC French doors which give access to the rear terrace. This room is fitted with inset ceiling spotlights, a central heating radiator and wood effect laminate flooring.

FIRST FLOOR:

Landing

With a built-in cupboard housing the hot water cylinder.

Master Bedroom

15'3" x 12'9" (4.65m x 3.89m)

A spacious master bedroom which has built-in wardrobes with sliding mirrored doors, a central heating radiator and a uPVC window to the front elevation which enjoys far reaching views. A further door gives access to the en suite.

En suite Shower Room

Being part tiled to the walls and furnished in a 3 piece cream coloured suite, comprising of a low flush WC, pedestal wash hand basin and shower unit with thermostatic shower. There is also a central heating radiator and uPVC window.

Bedroom 2

11'6" x 11'0" max (3.51m x 3.35m max)

Another good sized bedroom, fitted with a central heating radiator, uPVC window and 2 Velux windows.

Bedroom 3

11'2" x 10'0" (3.40m x 3.05m)

Having built-in wardrobes with sliding mirrored doors, 2 Velux windows, uPVC side window and a central heating radiator.

Bedroom 4

9'1 x 8'10 extending to 12'10 (2.77m x 2.69m extending to 3.91m)

This room would also make an ideal fourth bedroom, however is currently utilised as a study. Fitted with a range of office furniture include desk and shelving, this room also has a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece white suite incorporating a low flush WC, pedestal wash hand basin and panelled bath with overhead shower. There are part tiled walls, a uPVC window, inset ceiling spotlights and a central heating radiator.

OUTSIDE:

A block paved driveway provides off road parking and in turn leads to a detached single garage (17'0 x 8'9) with electric up and over door, power and light. To the side of the garage there is an enclosed lawned garden area with mature shrub borders and paved pathway which leads round to the side entrance. The footpath continues to the rear of the property where there is a further paved terraced garden area.

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, at the junction keep left and take the first immediate left hand turning into Savile Road. Proceed along this road until almost its conclusion, then right into Elsinore Avenue. Take the first left hand fork into South Parade and proceed to the top. Maple Fold will be found as the last turning on the right and the subject property

will be found immediately on the right hand side.

TENURE:

Freehold

COUNCIL TAX 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:

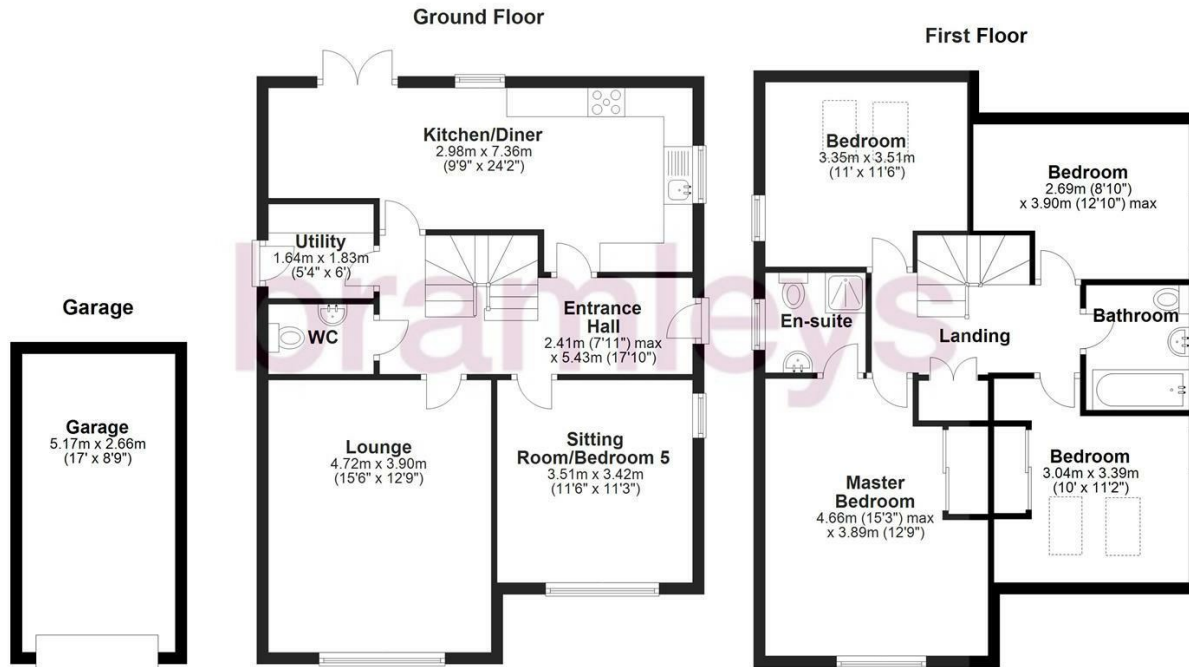
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







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		
England & Wales	EU Directive 2002/91/EC	

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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