



44 Church Lane, Elland, HX5 9QB
Offers In The Region Of £500,000

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Occupying a generous plot with double garaging is this spacious 4 bedroomed detached period home. The property is certainly worth internal inspection having been comprehensively upgraded to an impressive standard by the present vendors with much attention to detail and retention of original charm and character. At ground floor level are 3 reception rooms with superb features, a light and airy modern breakfast kitchen and separate utility room. To the first floor the master bedroom with adjoining ensuite is sure to impress, there are 3 further double bedrooms and a 4 piece family bathroom. With an abundance of features such as exposed stonework, beams and stone mullion windows together with beautiful gardens, off road parking and spacious garage/workshop, the property sits conveniently for access to the M62 motorway and local amenities within nearby Brighouse and Elland.





Range hood with three small potted plants on top.

Decorative patchwork tile backsplash.

White kitchen cabinets with a wooden countertop and a gas stove.

Window with a plaid valance and a wooden frame.

White kitchen cabinets with a wooden countertop and a coffee maker.

YOU ARE THE SUNSHINE
my life grows better
I CAN'T STOP BEING
HAPPY
WHEN I AM WITH YOU
YOU'LL NEVER KNOW
HOW MUCH I LOVE YOU
UNLESS I AM WITH YOU
SUNSHINE AWAY

White kitchen island with a wooden countertop and a sign that says "FRIENDS WELCOME (RELATIVES BY APPOINTMENT)".

Stone fireplace with a black wood-burning stove and a wreath on the mantel.

White door with a circular sign that says "N.615 451".

GROUND FLOOR:

Entrance door to the side into the kitchen.

Kitchen

19'3" x 14'11" (5.88 x 4.55)

Enjoying views over the front garden and far reaching countryside this light and spacious family dining kitchen is fitted with a modern range of matching wall and base units with solid oak working surfaces and double Belfast sink with mixer tap. Built in to the kitchen is a dishwasher, fridge freezer, washing machine, five burner gas hob, extractor, double oven and microwave. Having an open fireplace with inset wood burning stove, central heating radiators, sealed unit double glazed windows to the front and side elevations and a side entrance door.

Inner Hall

With door leading to staircase rising to the first floor level.

Lounge

15'5" x 15'8" (4.71 x 4.78)

The lounge is beautifully presented and offers a variety of period features including an inglenook style fireplace with inset wood burning stove, exposed ceiling beams, stone mullion windows incorporating a window seat and exposed stone to one wall. Having solid wood flooring, central heating radiators and a door leading to the rear entrance porch which opens to the rear garden.

Rear Entrance Porch

Having solid wood flooring, sealed unit double glazed windows and timber door leading out to the rear garden,

Dining Room

14'11" x 12'11" (4.55 x 3.95)

A good sized second reception room enjoying garden views and having stone mullion windows to the rear elevation, fireplace and central heating radiator. With built in cupboards and a door opening to a staircase leading to useful cellar storage beneath.





Sitting Room

13'5" x 7'9" (4.11 x 2.37)

A cosy reception room which offers a variety of potential uses such as a fifth/occasional bedroom or playroom. Having solid wood floor, window seat and built in storage and a central heating radiator with door leading to the utility room.

Utility

8'1" x 9'0" max (2.47 x 2.75 max)

The utility is fitted with a range of wall and base units with working surface, built in pantry cupboards and windows to the side.

FIRST FLOOR:

Landing

Having built in storage cupboards, sealed unit double glazed window and central heating radiator.

Master Bedroom

15'1" x 13'8" (4.6 x 4.17)

This light and spacious master bedroom offers a variety of striking features including vaulted ceiling and beams, exposed stonework and chimney breast with feature fireplace, window seat and stone mullion windows. The master bedroom enjoys views over the rear garden and has a range of built in wardrobes, solid wood flooring, central heating radiators and access to the adjoining ensuite.

En Suite Shower Room

Furnished in a 3 piece white suite comprising a low flush WC, pedestal hand wash basin and shower cubicle with thermostatic shower. Having stone mullion windows, extractor and central heating radiator.

Bedroom 2

10'7" x 14'10" (3.25 x 4.54)

Another very spacious double bedroom with vaulted ceilings



and exposed beams. The second bedroom enjoys far reaching views to the front and has a sealed unit double glazed window, a range of built in wardrobes and cupboards with additional generous storage under the eaves. With fireplace, central heating radiator and solid wood flooring.

Bedroom 3

8'2" x 9'8" (2.49 x 2.97)

Presented as a double bedroom with views over the rear garden and having stone mullion windows, beam feature and central heating radiator.

Bedroom 4

8'11" x 7'8" (2.74 x 2.35)

Currently presented as a study, this room would also make an ideal fourth bedroom having built in storage, exposed beams, central heating radiator and Velux window.

Family Bathroom

This beautifully presented bathroom has half panelling to the walls and is furnished in a 4 piece white suite comprising a low flush WC, pedestal hand wash basin, a large freestanding bathtub with mixer tap and shower attachment and a separate shower cubicle with thermostatic shower. Having a central heating radiator, extractor, exposed feature beam, built in storage/airing cupboard containing modern combi boiler and sealed unit double glazed window.

OUTSIDE:

To the side of the property a gated block paved driveway leads to a detached double garage/workshop (23'6" x 17'0"). The garage features a pitched roof with loft area and access ladder providing generous additional storage. It has an up and over door, personal access door to the side, power, light and water, accomodating an outside tap. The private rear gardens are particularly spacious and being fully enclosed are ideal for children and pets, with stone patio seating area



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.

and raised lawned garden with pond, well-stocked and established flowering borders. There is an additional garden area behind the garage which makes an ideal spot for entertaining. The front aspect of the property includes a smaller garden featuring mature bushes and shrubs. There is an additional stone outbuilding which currently provides 2 useful storage rooms, but also offers the potential to create a garden room/bar/working space, subject to any necessary 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 our Elland office via Southgate and at the roundabout turn left on the Elland-Riorges link. Proceed straight across the next roundabout and on reaching the figure of 8 roundabout take the third exit towards Rastrick. Continue along Lower Edge Road passing the primary school and straight up the hill. At the top of the hill turn right onto Church Lane where the property can be found on the left hand side.







Approximate total area¹⁾
 2238.46 ft²
 207.96 m²

Reduced headroom
 4.74 ft²
 0.44 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 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		
England & Wales	EU Directive 2002/91/EC	