



16 High Bank Close, Elland, HX5 9QR
£230,000

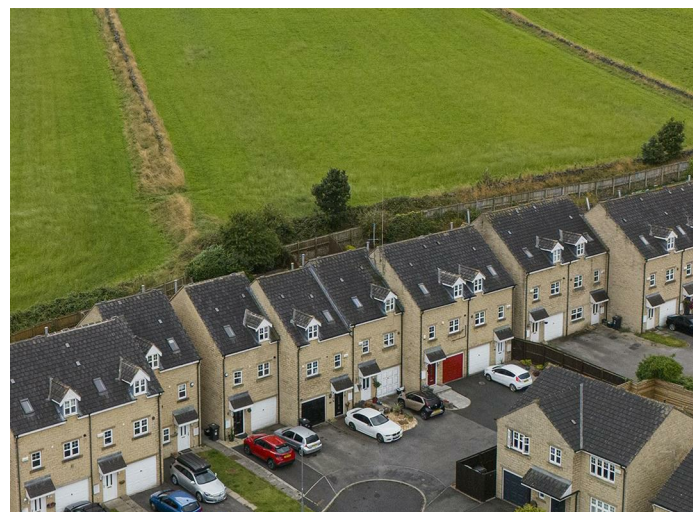
bramleys

BEAUTIFULLY PRESENTED 3 BEDROOMED MODERN townhouse, located in the desirable area of Elland. With picturesque views across fields at the rear of the property, this home offers a tranquil escape from the hustle and bustle of everyday life.

Property briefly comprises of; integral garage, w.c and bedroom 3/occasional room to the ground floor, dining kitchen and lounge to the first floor and 2 bedrooms and house bathroom to the second floor, making this an ideal purchase for a first-time buyer or a growing family looking for a comfortable and inviting space to call their own.

One of the standout features of this townhouse is the ample parking it provides, having a driveway with space for three vehicles and an additional space in the integral garage for added convenience. Say goodbye to the stress of searching for parking after a long day at work!

Whether you're enjoying a quiet evening in the cosy living room or waking up to the stunning views from the bedrooms, this townhouse offers a perfect blend of comfort and style. Don't miss out on the opportunity to make this lovely property your new home sweet home in Elland.





GROUND FLOOR:

Entrance Hall

Having an external door leading into the entrance hall where there is a central heating radiator, useful understairs storage, understairs wc, access to the integral garage and further access to a bedroom/office.

Integral Garage

8'7" x 18'4" (2.62m x 5.59m)

Having an up and over door and plumbing for a washing machine.

Bedroom/Office

8'9" x 15'3" (2.67m x 4.65m)

Having a central heating radiator and uPVC double glazed bifold doors out to the rear garden.

WC

A 2 piece suite comprising a low flush wc, wash hand basin and having a central heating radiator.

FIRST FLOOR:

Landing

With a central heating radiator and stairs leading up to the second floor.

Lounge

10'5" x 15'2" (3.18m x 4.62m)

With a central heating radiator and uPVC double glazed window to the rear elevation.

Dining Kitchen

5'8" x 15'2" (1.73m x 4.62m)

Kitchen area: With a range of wall, drawer and base units, laminate roll top work surfaces, tiling to the splashbacks and a stainless steel sink and drainer unit. Integral appliances include a 4 ring gas hob, with electric oven and extractor hood over. There is space for a fridge/freezer and tumble dryer and enjoying ample light via twin uPVC double glazed windows to the front elevation.

Dining area: Having a central heating radiator.

SECOND FLOOR:





Landing

Having access to 2 bedrooms, house bathroom and having a useful storage cupboard which houses the hot water tank.

Bedroom/Office

8'0" x 10'5" (2.44m x 3.18m)

Having a central heating radiator, uPVC double glazed window to the front elevation and having access to the loft via a loft hatch.

Bathroom

A 3 piece suite comprising of a low flush w.c, pedestal wash hand basin and a panelled bath with shower head attachment. There is tiling to the splashbacks, a central heating radiator and a uPVC double glazed Velux window to the front elevation.

Bedroom

9'0" x 15'3" (2.74m x 4.65m)

Having a central heating radiator, uPVC double glazed window to the rear elevation and access to the en-suite shower room.

En-suite Shower Room

A 3 piece suite comprising a low flush wc, pedestal wash hand basin with vanity unit under and a walk-in shower with rainfall shower head attachment. There is tiling to the splashbacks and a central heating radiator.



OUTSIDE:

To the rear, the property benefits from views across fields and farmland, having a flagged patio area with steps leading up to a second tier which has got decking, ideal for al-fresco dining.

To the front of the property there is a driveway providing off street parking which in turn leads to the integral garage. There is a flagged pathway leading up to the front door and further paved drive which is also shared access for the properties next door.

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:

Exit our Elland office onto Southgate, and at the roundabout, take a left onto the Elland-Riorges Link. Continue straight through the next roundabout and approach the figure-of-eight roundabout. Here, take the third exit onto Lower Edge Road. Follow this road until you reach Ennerdale Drive, where you'll turn right. Keep left onto High Bank Close, and continue until the road ends, then bear right. The property is located on the left-hand side and is marked by our 'For Sale' board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

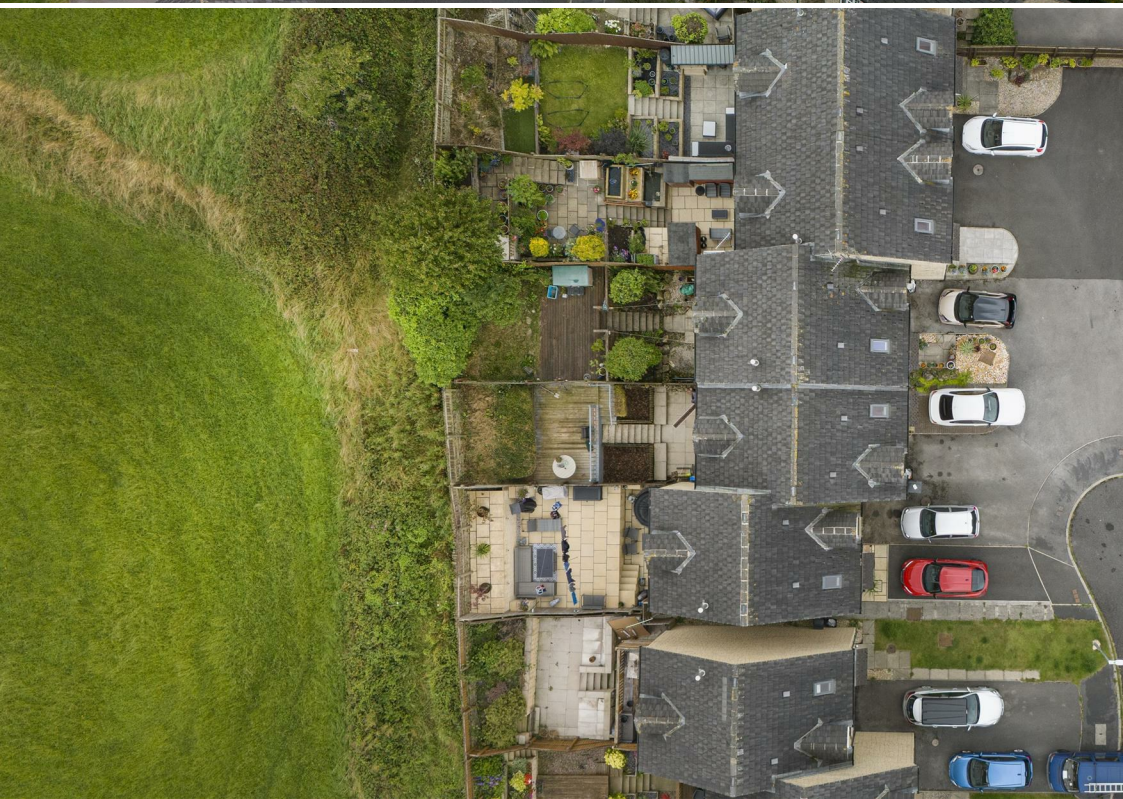
MORTGAGES:

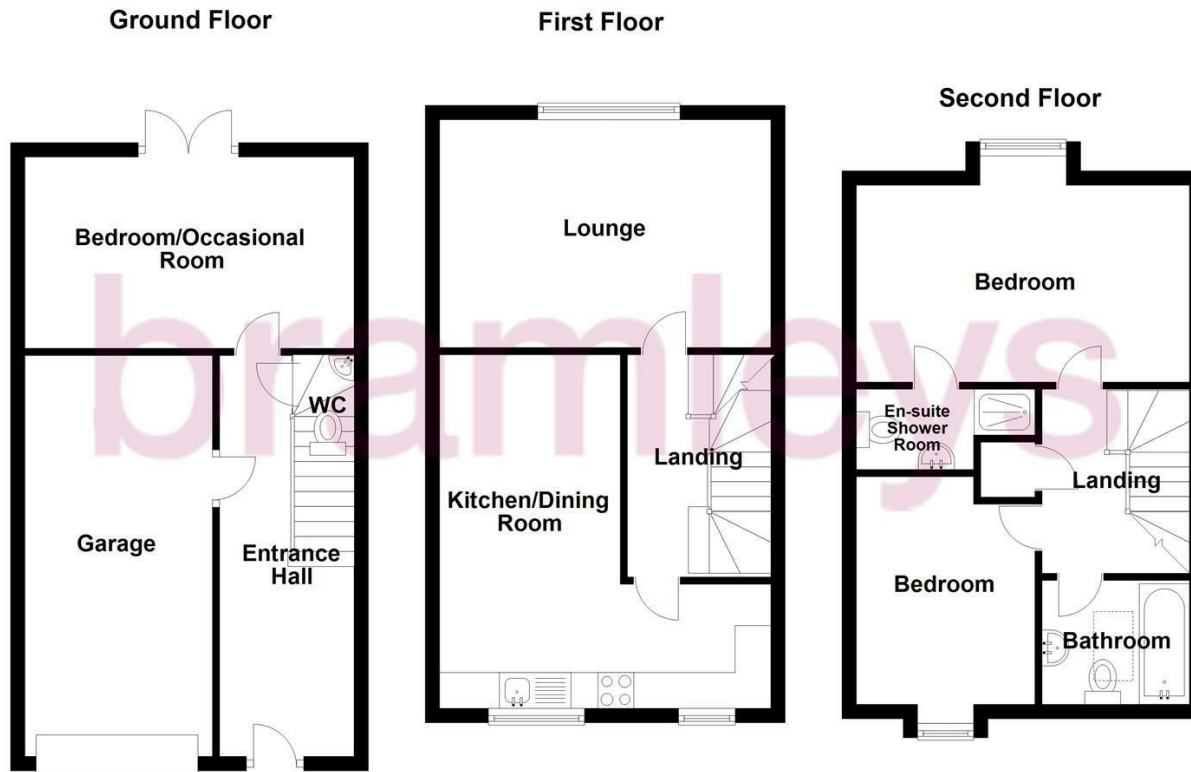
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

