



37 Old Earth, Lower Edge, HX5 9ES  
Offers Over £290,000

**bramleys**





This deceptive semi-detached property offers extremely spacious and well presented accommodation and is situated on a pleasant cul de sac in the popular area of Lower Edge in Elland. The property is equipped with modern fixtures and fittings throughout including a stylish lounge, a well proportioned dining kitchen as well as benefitting from a separate utility room and cloakroom WC. To the first floor, there is an impressive master bedroom with fitted furniture and a further 2 spacious bedrooms making the property an ideal purchase for the young and growing family. The property also benefits from gardens to the front and rear alongside a driveway and garage providing ample off-road parking. The property must be viewed internally to appreciate the size and quality of accommodation on offer.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property via an external door into:-

### Entrance Vestibule

Where there is a central heating radiator and staircase elevating to the first floor.

### Lounge

13'8" x 16'3" max (4.17m x 4.95m max)

A spacious lounge fitted with a pebble effect gas fire set into a contemporary fireplace, ceiling coving, inset ceiling spotlights, 2 central heating radiators and uPVC window to the front elevation.

### Dining Kitchen

12'8" x 13'8" (3.86m x 4.17m)

Comprising a range of modern range of matching wall and base units with complimentary working surfaces, tiled splashbacks and a 1.5 bowl stainless steel sink with side drainer and mixer tap. Integral appliances include a 4 ring gas hob with double electric oven beneath and fitted extractor canopy, an integrated fridge freezer and space and plumbing for a dishwasher. There is also a central heating radiator, tiled floor, inset ceiling spotlights and a uPVC window overlooking the rear garden.

### Utility

9'3" x 5'6" (2.82m x 1.68m)

Fitted with wall cupboards and working surfaces with tiled splashbacks, space and plumbing for an automatic washing machine and space for a tumble dryer. There is also a central heating radiator, wall mounted central heating boiler, uPVC window and external door giving access to the rear garden.

### Garage

### Cloakroom WC

Furnished with a 2 piece suite comprising low flush WC and wall mounted wash hand basin. There is also a central heating radiator, inset ceiling spotlight and extractor.

## FIRST FLOOR:

### Landing

There is a loft access point built-in storage cupboard.

### Master Bedroom

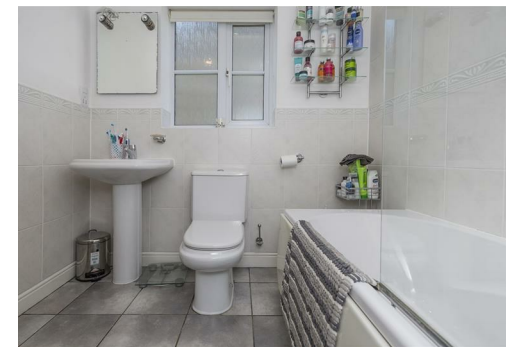
22'7" max x 9'5" max (6.88m max x 2.87m max)

A spacious master bedroom with a range of fitted furniture including bespoke wardrobes, a dressing table and drawers. There is also 2 central heating radiators, a uPVC window to the front elevation and Velux window to the rear.

### Bedroom 2

11'5" x 9'4" (3.48m x 2.84m)

A good sized double bedroom positioned to the rear and having a range of built-in wardrobes and storage, inset ceiling spotlights, a central heating radiator and a uPVC window to the rear elevation.



### Bedroom 3

10'8" x 9'7" max (3.25m x 2.92m max)

Positioned to the front of the property and being fitted with a built-in storage cupboard to the bulkhead, a central heating radiator and uPVC window to the front.

### Bathroom

Being part tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. There is tiling to the floor, a central heating radiator, a uPVC window and an extractor.

### OUTSIDE:

To the front there is a tarmac driveway providing off-road parking and leading to the integral garage. A pathway extends down the side of the property leading to the rear lawned garden which is fully enclosed and benefits from a patio seating 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 our Elland office proceeding down Victoria Road and at the roundabout, take the first exit onto the Elland Riorges Link. Proceed straight across the next roundabout and then when reaching the figure of 8 roundabout, take the third exit onto Elland Lane. Old Earth can be found as a turning on the left hand side. Follow the road around to the head of the cul de sac where the property can be found on the left hand side.

### 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:

- 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			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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