



Hill Crest Banks End Road, Elland, HX5 9JZ

Offers Over £500,000

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SOLD WITH NO ONWARD CHAIN! Occupying this elevated position and as such commanding superb far reaching views over Calderdale is this detached true bungalow. This beautifully presented detached bungalow features high-quality fixtures and fittings, a spacious 3-bedroom layout, and abundant natural light. The accommodation includes an entrance hall, cloakroom/WC/utility, lounge, open plan dining kitchen, 3 bedrooms and a luxury 4-piece bathroom. The property sits on a generous plot with established gardens, a detached garage/gym, a private gated driveway and CCTV. Located on the edge of Elland, it is well-placed for local amenities and the M62 motorway. Highlights include Vancouver solid oak smoked doors, Italian grey wood effect tiles, underfloor heating, a Smeg cooker, quartz work surfaces, and a BangoDesign bathroom.





GROUND FLOOR:

Entrance Hall

The entrance hall has Italian grey wood effect flooring, radiator and loft hatch with pull down ladder giving access to part boarded loft.

Cloakroom WC/Utility

BangoDesign low flush wc, hand wash basin and plumbing for washing machine.

Lounge

20'2 x 11'2 (6.15m x 3.40m)

The lounge offers breath taking views through large double glazed windows, Gazco flame effect fire, bespoke built in tv, ceiling lighting, radiator and external door.

Dining Kitchen

18'10 x 10'11 (5.74m x 3.33m)

This stylish kitchen has been finished to a high standard and comprises; wall and base units, Quartz worksurfaces, plumbing for dishwasher, Smeg cooker, extractor fan, Italian grey wood effect tiles, bi-folding doors to the side with view of the garden, vertical radiator, dimmable lighting and double glazed window.

Master Bedroom

9'9 x 14'1 (2.97m x 4.29m)

Being of spacious double proportions, having a beautiful view and having fitted full height built-in wardrobes, Vogue central heating radiator and a uPVC window to the side.

Bedroom 2

13'5 x 8'4 (4.09m x 2.54m)

Once again being of double proportions, having a double glazed window, central heating radiator and ceiling coving.





Bedroom 3

11'1 x 7'7 (3.38m x 2.31m)

A good sized third bedroom, uPVC window with stunning outlook, ceiling coving, built-in storage cupboard and central heating radiator.

Bathroom

The properties main bathroom has been uniquely designed with under floor heating, Porcelain tiles from Roccia, brushed brass gold taps, mirror, unit and shower, mat white WC all from BagnoDesign, mat sponge shower tray from just trays, bespoke glass, sensor lighting, frosted effect double glazed window and brushed brass radiator.

OUTSIDE:

The private drive leads to the electric gate with intercom and there is parking for several cars. There is remote lighting down the drive and through the garden. The plot is extensive and the garden areas enjoy well established plants and trees, decked seating areas with lighting, fire pit and pergola. The garden is private, South facing and offers beautiful views.

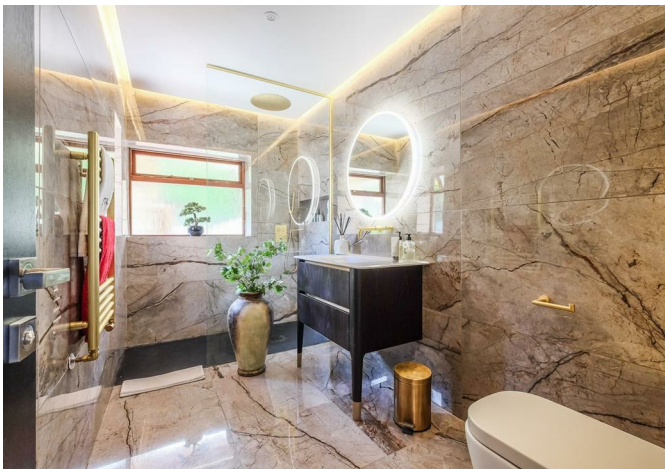
Garage/Gym

18'3 x 15'1 (5.56m x 4.60m)

Detached garage with solar panels currently used as a gym and workshop but could be used for a number of things including home office or annex, subject to the necessary consents. With electric remote control door and solar panels on the roof.

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 and proceed down Southgate to the roundabout, at the roundabout take the first exit and then bear immediately right onto Dewsbury Road. Proceed along Dewsbury Road, under the A629 bridge and into Upper Edge. Continue up the hill, where the turning for Banks End Road can be found on the right hand side and Hillcrest can be found on the right down a private driveway.

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.







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			<div style="text-align: center;"> ➤ 87 </div>
(81-91) B		<div style="text-align: center;"> ➤ 75 </div>	
(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	

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