



1 High Bank Close, Elland, HX5 9QR  
No Onward Chain £300,000

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NO ONWARD CHAIN. Nestled in a highly sought after, residential area, this modern detached home offers the perfect combination for families. Ideally located within close proximity to a range of local amenities, excellent schools and transport links. This property is perfect for families seeking a well connected and vibrant community. Being modern and well presented throughout, this property boasts generous living spaces, with the ground floor featuring a welcoming lounge and separate open plan dining kitchen, together with a utility cupboard. Upstairs you will find 3 well proportioned bedrooms, including master bedroom with en suite and a stylish family bathroom.

Externally there are gardens to both front and rear, which are set on a particularly generous plot and has a generous garden to the rear which enjoys delightful views over the surrounding area. A private driveway and detached single garage provide ample parking and storage.

Energy Rating: C

## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Hall

With a central heating radiator, wood effect laminate flooring and door leading to a utility cupboard.

### Utility Cupboard

Providing useful storage space, housing the central heating boiler and having space/plumbing for a washing machine. There is also a uPVC window to the side.

### Lounge

16'8" x 11'11" max (5.08m x 3.63m max)

This good sized lounge is positioned to the front of the property, having a large uPVC bay window to the front elevation. There is wood effect laminate flooring, a central heating radiator and ceiling coving. The focal point of the room is a granite fireplace with inset electric pebble effect fire.

### Dining Kitchen

15'6" x 9'5" (4.72m x 2.87m)

This good sized family dining/kitchen is positioned to the rear of the property, having uPVC double glazed French doors which open out on to the rear garden. The kitchen area is fitted with a modern range of matching wall and base units, complementary work surfaces and an inset 1.5 bowl stainless steel sink with side drainer and mixer tap. Built-in to the kitchen is a 4 ring electric hob with fitted extractor canopy, electric oven and fridge. There is also a fully tiled floor, central heating radiator and a further uPVC window to the rear.

## FIRST FLOOR:

### Landing

With a uPVC window to the side, bulkhead storage cupboard and a loft access point with pull down ladder.

### Master Bedroom

11'1" x 9'7" (3.38m x 2.92m)

The master bedroom is positioned to the rear of the property which is ideal for enjoying the

far reaching views. There are fitted wardrobes with sliding doors, a uPVC window, central heating radiator and a door gives access to the en suite.

### En suite Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle with electric shower. There is an extractor fan, central heating radiator and a uPVC window.

### Bedroom 2

10'8" x 7'11" (3.25m x 2.41m)

A second double bedroom which is positioned to the front of the property. Having a central heating radiator, wood effect laminate flooring and a uPVC window.

### Bedroom 3

7'2" x 7'6" (2.18m x 2.29m)

Fitted with wood effect laminate floor, a central heating radiator and a uPVC window to the front elevation.

### Bathroom

Being fully tiled to the walls and furnished with a modern 3 piece white suite, comprising of a low flush WC, pedestal wash basin and panelled bath. There is a contemporary ladder heated towel rail, extractor fan and a uPVC double glazed window.

## OUTSIDE:

To the front of the property there is an area of lawned garden, along with a tarmac driveway to the side which has a gated driveway and in turn gives access to the detached, single garage at the rear. The rear garden is particularly spacious, comprising of a raised deck seating area, with further pebbled garden beyond. From here the open views can be enjoyed.

### Garage

With power and light.

## 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 Southgate, at the roundabout turn left on to the Elland Riorges Link. Continue straight ahead at the next roundabout and on reaching the figure of eight roundabout, take the third exit on to Lower Edge Road. Follow this road until you reach Ennerdale Drive, where you turn right and keep left up Ennerdale Drive, where High Bank Close can be found at the top of the hill on the left hand side. The subject property will then be found on the left.

### TENURE:

Freehold

### COUNCIL TAX 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:

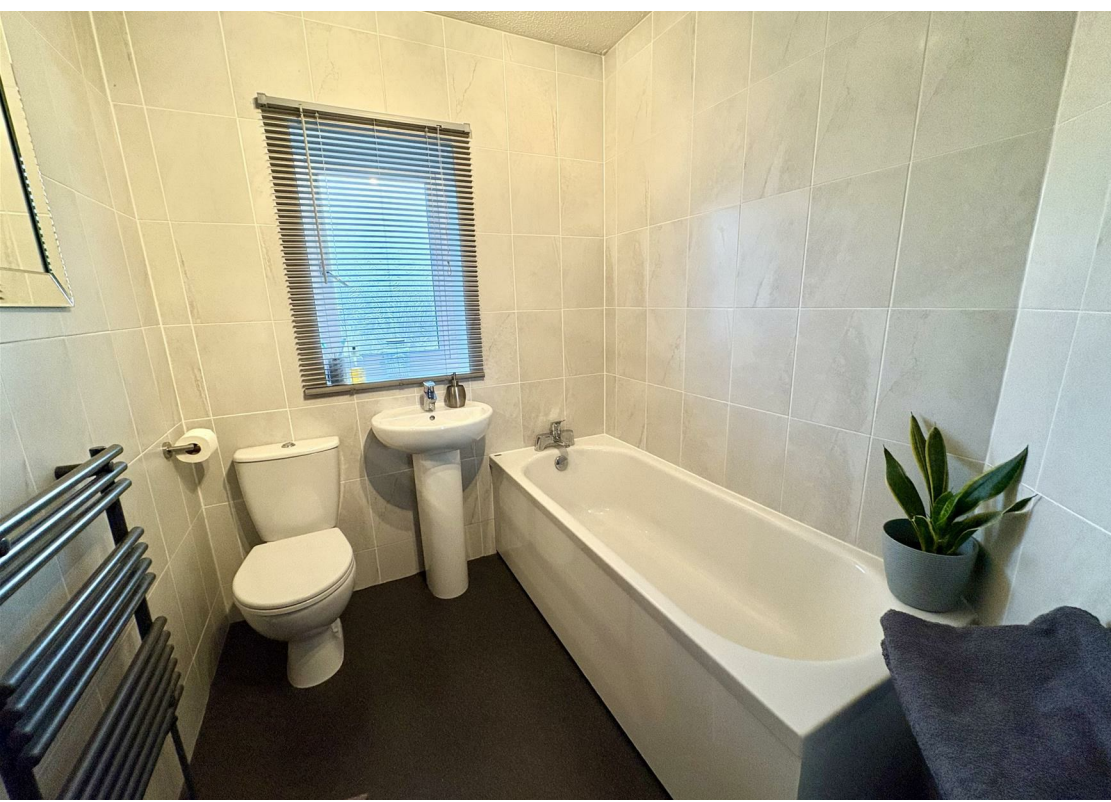
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing 01422 374811.

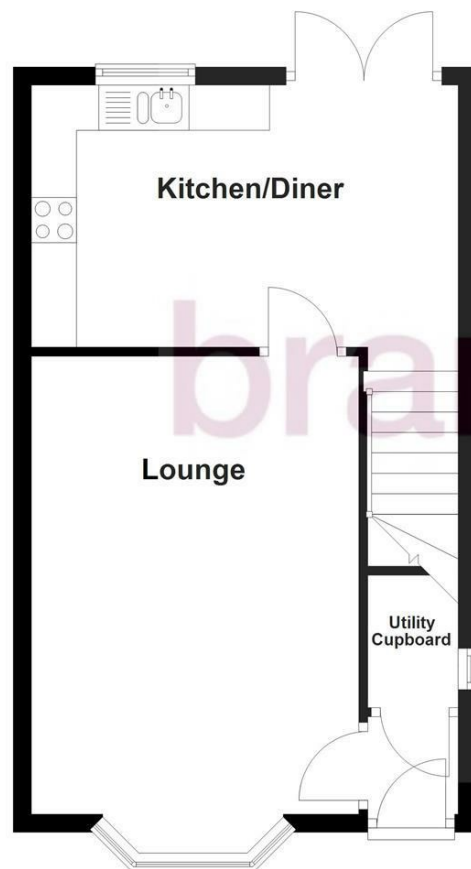




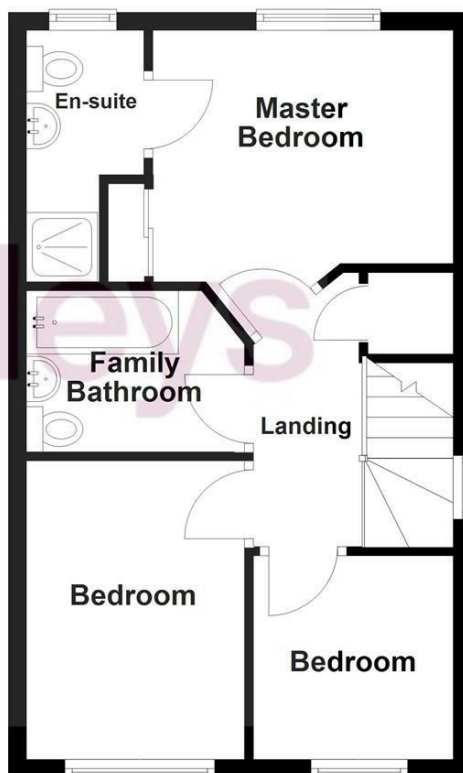




## Ground Floor



## First Floor



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	71	84
	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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