



115 Victoria Road, Hullen Edge, Elland, HX5 0QF

£485,000

**bramleys**

CHAIN FREE - Nestled in a highly sought-after residential location, this extended executive detached residence offers an exceptional opportunity for family living. Boasting five well-proportioned bedrooms and versatile living spaces, this home features a generous south-facing rear garden, along with a front garden and ample parking.

The property offers two inviting reception rooms, a well-equipped fitted kitchen with a central island, a dedicated breakfast room, and a bright conservatory overlooking the garden. Additional conveniences include a utility room and an integral double garage, which has been partially converted to incorporate an accessible wet room room, a boiler room, and a store room. Upstairs, the home presents five spacious bedrooms, with most having fitted furniture, alongside a shower room and separate family bathroom.

The property enjoys excellent connectivity to local amenities in Elland, Greetland, and Halifax, while also offering easy access to the M62 motorway, making commuting to Manchester and Leeds highly convenient. While some cosmetic updates may be required, this has been reflected in the asking price, making this a fantastic opportunity to create your dream home.

Externally a block-paved driveway provides ample off-road parking and an integral garage with an electric up-and-over door. The rear of the property boasts a spacious, well-maintained level garden with a generous lawn and patio area.

This wonderful family home must be viewed to be fully appreciated.





## GROUND FLOOR:

### Entrance Hallway

This spacious entrance hall has a central heating radiator and staircase rising to the first floor level.

### Cloakroom WC

Furnished in a white two-piece suite with a pedestal wash basin and low flush WC. Includes a central heating radiator and a uPVC double-glazed front window.

### Lounge

11'8" x 14'5" (3.58m x 4.41m)

Features an angular bay window, coal-effect gas fire, ceiling coving, and two central heating radiators. A disabled lift provides access to the bedroom above.

### Dining Room

11'8" x 13'8" (3.58m x 4.19m)

Accessed via glass-paneled double doors from the lounge. Large rear window and door leading to the lawned garden, gas fire, TV point, ceiling coving, and a central heating radiator.

### Kitchen

10'6" x 12'4" (3.21m x 3.77m)

A spacious and well-equipped kitchen featuring a range of modern wall and base units with matching working surfaces. Includes a Leisure multi-fuel cooking range with an extractor hood, a 1.5 bowl sink with a mixer tap, an integrated dishwasher, and an integrated fridge. The centre island provides additional workspace and storage. With inset ceiling spotlights and laminate wood flooring. A door leads to a useful pantry with fitted shelving for extra storage.





### Breakfast Area

5'10" x 10'9" (1.78m x 3.3m)

Fitted with wall and base units with complementary working surfaces. This room provides an ideal place for casual dining and is open plan to the conservatory at the rear.

### Conservatory

10'5" x 11'3" max (3.20m x 3.43m max)

Enjoying views over the rear gardens, this three-sided uPVC double-glazed conservatory, with French doors to the south-facing garden, electric ceiling blinds.

### Utility Room

4'11" x 10'9" (1.52m x 3.30m)

Base units, work surfaces, double bowl sink with mixer tap, plumbing for washing machine, and space for a tumble dryer. Having tiling to the walls, side window and an external door to the rear porch.

### Boiler Room

4'9" x 10'6" max (1.47m x 3.21m max)

Houses a Baxi combination boiler with a uPVC double-glazed window.

### Wet Room

6'11" x 5'9" (2.11m x 1.76m)

A modern wet room fitted with a hand wash basin, accessible shower with Mira unit, wet-boarded walls, heated towel rail, spotlights, and extractor fan.

### Store Room / Former Garage

14'11" x 11'3" max (4.56m x 3.43m max)

With electric up and over door and window to side.

## FIRST FLOOR

### Landing



### Master Bedroom

14'9" x 14'6" (4.51m x 4.42m)

The largest of 5 bedrooms with a front-facing uPVC double glazed window, central heating radiator.

### Bedroom 2

11'3" x 13'8" (3.45m x 4.17m)

A rear-facing bedroom with built-in furniture, attractive views, central heating radiator.

### Bedroom 3

10'11" x 12'2" (3.35m x 3.72m)

A front-facing room with built-in wardrobes, dressing table, central heating radiator, and lift to the ground floor.

### Bedroom 4

10'10" x 11'6" (3.32m x 3.53m)

A rear-facing bedroom with a garden view, built-in wardrobe, desk, drawers, central heating radiator.

### Bedroom 5

9'8" x 8'7" (2.96m x 2.63m)

A front-facing bedroom with built-in wardrobes, central heating radiator, and loft access.

### Family Bathroom

A modern four-piece suite with a pedestal wash basin, low flush WC, panelled bath, and walk-in shower cubicle. Fully tiled with built-in storage and chrome heated towel rail/radiator.

### Shower Room

A four-piece suite with pedestal wash basin, low flush WC, bidet, and a fully tiled shower cubicle. Features chrome heated towel rail/radiator and an extractor fan.

### OUTSIDE:

To the front of the property, there is a block-paved driveway



#### TENURE:

Freehold

#### COUNCIL TAX BAND:

Band F

#### 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.

leading to the integral garage/store, which features an electric up-and-over door for easy access. Parking space is provided by a further block-paved area, complemented by shrub borders. To one side, a block-paved path leads to the rear of the property.

The large rear garden offers a perfect space for outdoor relaxation, with a flagged patio area ideal for dining and entertaining. The expansive level lawn is surrounded by mature plants, shrubs, and trees. There is also a garden shed for convenient storage and a greenhouse, perfect for gardening enthusiasts.

#### BOUNDARIES & OWNERSHIPS:

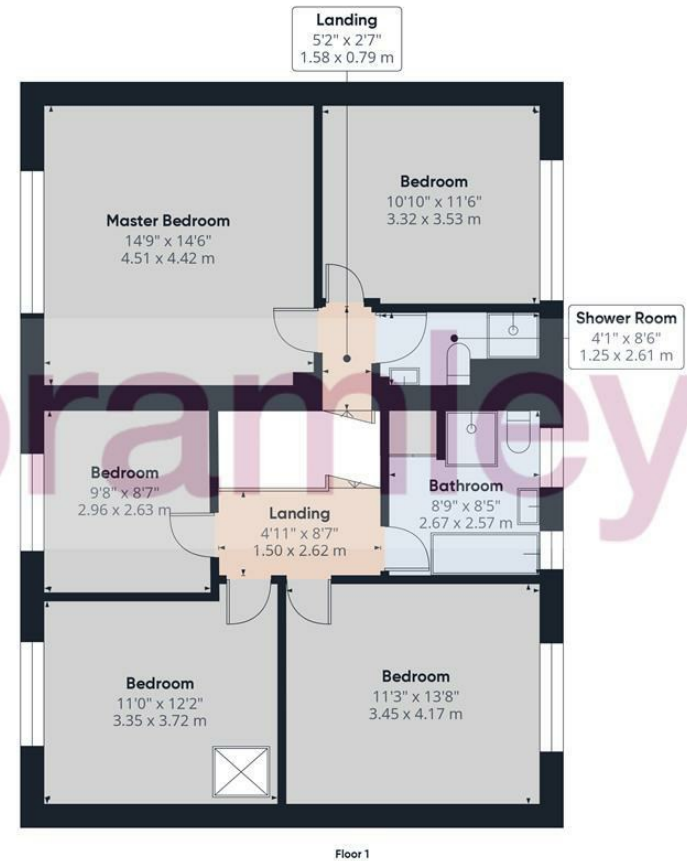
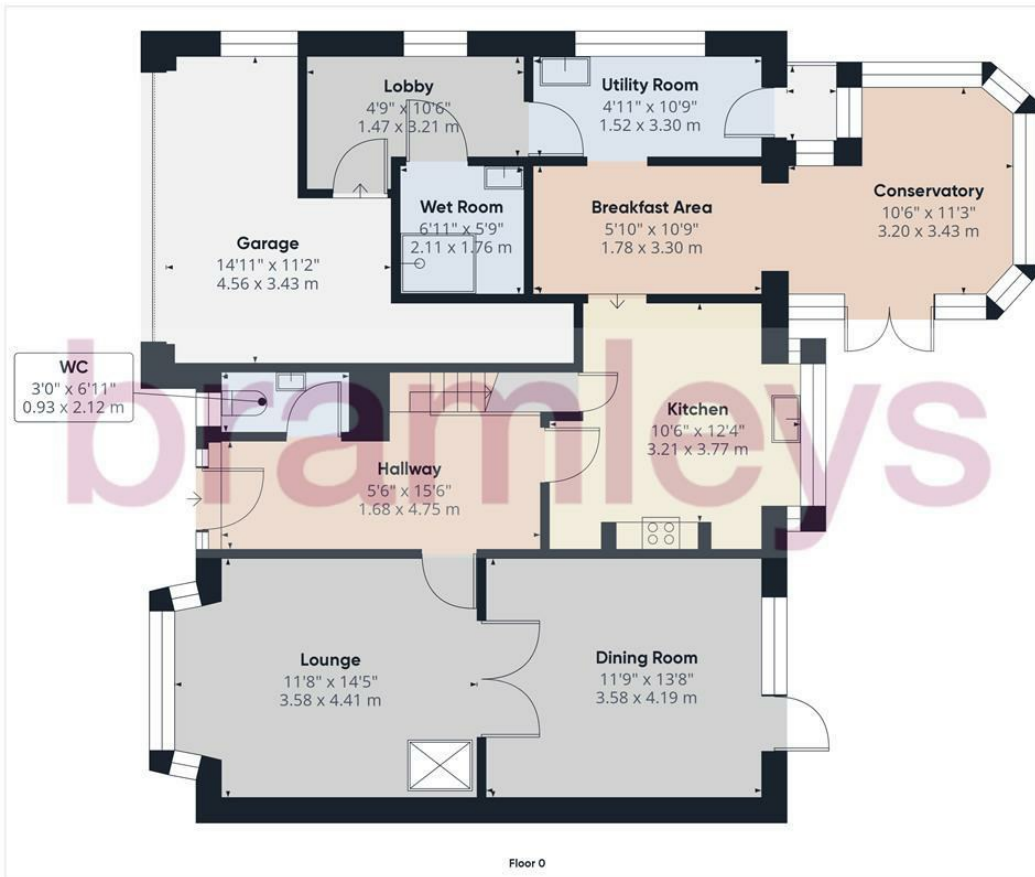
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

Leave our Elland office via Victoria Road proceeding straight up the hill and passing Brooksbank High School. The property can be found shortly after on the left hand side.







**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) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>61</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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