



7 Ullswater Close, Elland, HX5 9QN  
£425,000

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Located on this popular residential development in Lower Edge, is this beautifully presented 4 bedroom, detached property. The property boasts a single storey extension to the rear, which provides a fantastic open plan family/dining kitchen area.

With gas fired central heating, uPVC double glazing throughout and a detached garage which has been updated internally to provide a separate home office/treatment room and the remainder is currently utilised as a home gym.

Enjoying far reaching views to the front, externally the property provides off road parking to front and landscaped gardens which incorporate a patio area and raised lawn with decked area to the rear.

Only upon an internal inspection can one truly appreciate the high quality fixtures and fittings, together with outstanding presentation of this family home.

Energy Rating: D









## GROUND FLOOR:

Enter the property through an external door into the entrance hall.

### Entrance Hall

With a decorative tiled floor, a contemporary vertical radiator and useful understairs storage with pull out drawers and cupboards.

### Cloakroom/WC

With a decorative tiled floor, a contemporary vertical radiator and useful understairs storage with pull out drawers and cupboards.

### Lounge

15'11" x 11'4" (4.85m x 3.45m)

With engineered wood flooring, ceiling coving, 2 central heating radiators, side uPVC window and a large uPVC window to the front which enjoys the open aspect.

### Utility

5'7" x 5'8" (1.70m x 1.73m)

Having built-in cupboards, a fully tiled floor, space for a freezer and space for a washing machine.



## Dining Kitchen

24'4" x 10'11" max (7.42m x 3.33m max)

The kitchen area is fitted with a modern range of matching wall and base units with Corian work surfaces, 1.5 sink with side drainer and mixer tap, built-in extractor canopy and integral dishwasher. There are ceiling spotlights, panelling to the upstands and a uPVC window. Engineered wood flooring runs throughout the dining area. The spacious dining area has a central heating radiator, door leading to the lounge and the dining area is also open plan to the sitting room.

## Sitting Room

15'0" x 12'1" (4.57m x 3.68m)

Being open plan to the dining kitchen, this impressive reception room provides a large family area which overlooks the rear gardens. With large uPVC windows and a uPVC sliding patio door which gives access to the rear patio. There are also 3 Velux windows, inset ceiling spotlights, engineered wood flooring and 2 central heating radiators. The focal point of this room is the TV wall which has space for a TV, electrical points and contemporary gas fire which is remote controlled.

## FIRST FLOOR:

### Landing







### Master Bedroom

13'2" min / 15'10" max x 9'2" exc robes (4.01m min / 4.83m max x 2.79m exc robes)

A generous and well presented master bedroom with built-in wardrobes with sliding mirrored doors. There is a built-in cupboard which provides further storage, a uPVC double glazed window to the front elevation which enjoys far reaching views, a central heating radiator and door which accesses the en suite.

### En suite Shower Room

Being fully tiled to the walls and furnished in a 3 piece white suite comprising a low flush WC with concealed cistern, wash hand basin set to a vanity storage and built-in shower cubicle with thermostatic mixer shower and body jets. There is an illuminated mirror, chrome ladder style heated towel rail, inset ceiling spotlights, extractor fan and uPVC window.

### Bedroom 2

12'8" x 9'4" (3.86m x 2.84m)

Positioned to the front of the property with a uPVC window which enjoys far reaching views. There is a large walk-in wardrobe with hanging space, further built-in storage cupboard with shelving, a central heating radiator and loft access point.

### Bedroom 3

10'7" max x 9'8" max (3.23m max x 2.95m max)

Another good size double bedroom which is positioned to the rear of the property, having a central heating radiator and uPVC window.

### Bedroom 4

9'5" x 6'0" (2.87m x 1.83m)

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

### Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, wall mounted wash hand basin and L-shaped bath with thermostatic mixer shower and glazed shower screen. There are fully tiled walls, inset ceiling spotlights, extractor fan, chrome ladder style heated towel rail and a uPVC window.

### LOFT:

Accessed via a pull down ladder. This room is fully boarded and provides ample storage space.

### L-shaped Garage

18'0" max x 18'0" max (5.49m max x 5.49m max)

The original garage space has been partitioned to create the home gym and separate office / treatment room, within the gym there is power/light and 2 electric roller doors.

### Office / Treatment Room

9'10" x 9'4" (3.00m x 2.84m)

Partitioned area within the garage, this room is accessed from an external personal door. This room has power and light and has been furnished with a range of storage cupboards, laminated flooring, inset ceiling spotlights, wash hand basin, work surfaces and uPVC window.

### OUTSIDE:

To the front of the property there is a driveway which provides ample parking and in turn leads to a detached garage. There is also garden area to the front which consists of mature shrubs. A pathway down the side of the house gives access to the rear where there is an enclosed garden with patio seating area, raised lawn, further patio and decked areas with shrub and flower borders.

### 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 the Elland Riores Link travelling down the hill to the figure of 8 roundabout. Proceed over the roundabout taking the third exit and proceed up the hill into Elland Lane. Take a right turning into Ennerdale Drive, follow the road round to the left where Ullswater Close can be found on the right and the subject property is situated on the left hand side.

### TENURE:

Leasehold

Term : 999 years from 1 January 2000

Rent PA : £75

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.







#### COUNCIL TAX BAND:

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#### 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.







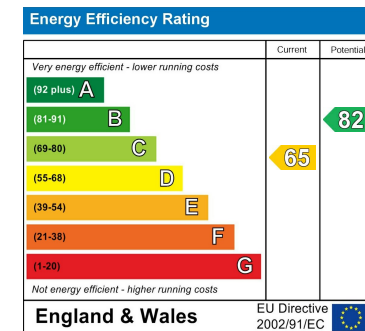




#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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