



69 Oliver Meadows, Elland, HX5 9HA

Offers Over £360,000

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Located on a highly sought after development is this impressive 4 bedroomed, detached property which has been extended and improved to a superb standard by the current vendors. The property is extended to the rear over 2 storeys which has created a fantastic open plan family living dining room enjoying bi-folding doors opening out onto the rear garden. Featuring a modern dining kitchen with French doors opening out onto a pleasant terrace area to the front. To the first floor, there are 4 good sized bedrooms with the master bedroom having an ensuite and Juliette balcony. The property benefits from double glazing, gas central heating, security alarm and CCTV. Offering beautifully presented garden areas to both front and rear with driveway providing off-road parking and leading to a single garage with electric door. The property is located a short distance from well regarded local schooling together with the amenities within Elland, Halifax, Brighouse and Huddersfield town centres. Access to the M62 is also within close proximity allowing commuting to Leeds and Manchester possible. An internal inspection is strongly advised to appreciate this deceptively spacious and well presented property.





GROUND FLOOR:

Enter the property via a composite double glazed door into:-

Entrance Hall

Where there is a central heating radiator and Amtico flooring.

Cloakroom WC

Furnished with a 2 piece white suite comprising low flush WC and wash hand basin set to vanity unit. There is also a central heating radiator, Amtico flooring, part tiling to the walls and a uPVC window.

Dining Kitchen

10'5" x 15'8" (3.18m x 4.78m)

The kitchen area comprises a range of matching wall and base units with solid wood working surfaces, tiled splashback and a stainless steel sink with side drainer. Integral appliances include a dishwasher, 5 ring gas hob with fitted extractor canopy and built-in electric oven

and microwave. There is also space and plumbing for an automatic washing machine and fridge freezer, Amtico flooring, a central heating radiator, inset ceiling spotlights, under cupboard lighting and a door leading to a useful under stairs storage cupboard. There is also a uPVC window to the side elevation and uPVC double glazed French doors leading out onto a pleasant decked terrace to the front off the dining area.

Lounge Diner

23'4" max x 16'2" max (7.11m max x 4.93m max)

A spacious family living space which has 3 vertical central heating radiators. To the dining area, there is wood effect laminate flooring, inset ceiling spotlights and bi-folding doors spanning the full width of the room and opening out onto the rear garden.

FIRST FLOOR:

Landing

There is a loft access point with a pull-down ladder leading to part-boarded . inset ceiling spotlights and uPVC window.





Master Bedroom

10'5" x 9'8" (3.18m x 2.95m)

A good sized double bedroom which benefits from a set of double glazed French doors with Juliet balcony, inset ceiling spotlights, 2 wall light points and a contemporary vertical central heating radiator.

Ensuite

Fully tiled to the walls and furnished in a 3 piece white suite comprising low flush WC, pedestal wash hand basin and large walk-in shower enclosure with thermostatic shower. There are also inset ceiling spotlights, extractor, chrome ladder style heated towel rail and a uPVC window.

Bedroom 2

13'0" x 10'0" (3.96m x 3.05m)

Fitted with built-in wardrobes with sliding doors, a central heating radiator, uPVC window, inset ceiling spotlights and 2 wall light points.

Bedroom 3

13'4" max x 8'6" (4.06m max x 2.59m)

Fitted with a range of built-in wardrobes, a central heating radiator and a uPVC window to the front elevation.

Bedroom 4 / Study

7'5" x 7'4" (2.26m x 2.24m)

There is a central heating radiator and a uPVC window.

Bathroom

Fully tiled to the walls and furnished in a modern 3 piece white suite comprising a low flush WC, wall mounted wash hand basin and panelled bath with thermostatic shower over. There are also inset ceiling spotlights, a central heating radiator, extractor fan and uPVC window.



OUTSIDE:

To the front, there is pleasant garden area with decked terrace accessed by French doors from the kitchen/dining area. A driveway provides ample off-road parking and in turn leads to a single garage with electric up and over door. To the rear, there is an enclosed garden offering a good degree of privacy with a range of trees and mature shrubs within the borders. The majority of the garden comprises composite decking and provides a pleasant outdoor seating area with gated access to the side.

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 travelling down the hill and onto Southgate. At the roundabout, take the first exit onto the Elland Riorges Link. Continue straight ahead at the next roundabout and upon reaching the figure of 8 roundabout, take the third exit towards the hospital. Oliver Meadows can be found after a short distance on the left hand side. After turning into Oliver Meadows, turn right at the first junction where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

MORTGAGES:

Bramleys have partnered up with a small selection of



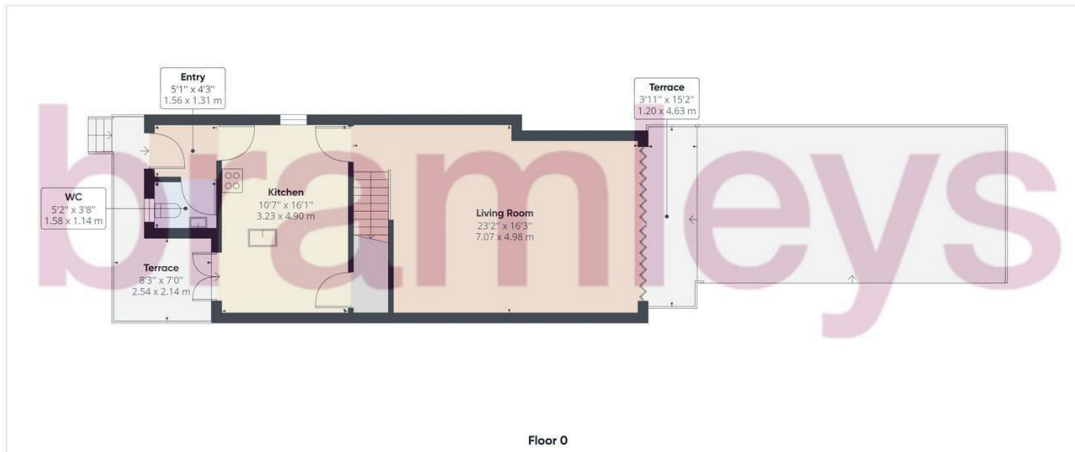
independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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.







Approximate total area⁽¹⁾
 1121.63 ft²
 104.20 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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	