



31 Lower Edge Road, Lower Edge, Elland, HX5 9PL
£290,000

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This beautifully presented three bedroom semi-detached home offers stylish, contemporary accommodation with an impressive open plan dining kitchen at its heart. Significantly enhanced by the current owners, the property features a high specification kitchen with centre island, Corian worktops and integrated appliances, along with bi-fold doors opening directly onto the rear garden. Further benefits include both ground floor and first floor shower rooms, landscaped gardens and ample off-road parking, with pleasant open views to the rear. The property is conveniently located for Elland town centre, well regarded local schools, and a wide range of amenities, with excellent transport links including access to the M62 motorway network.





GROUND FLOOR:

Entrance Hall

Entered via a composite external door to the front, the entrance hallway has a useful built-in storage cupboard, uPVC side window providing natural light and staircase rising to the first floor. A door leads into the lounge.

Lounge

14'3 x 12'0 max (4.34m x 3.66m max)

This spacious reception room is positioned to the front of the property and features a living flame coal-effect gas fire set within a granite fireplace. A large uPVC window overlooks the front elevation and the room flows open plan into the dining kitchen.

Dining Kitchen

Kitchen Area

15'3 x 8'3 max (4.65m x 2.51m max)

Fitted with a contemporary BLUM range of matching wall, base and full-height units with Corian worktops. Integrated appliances include an AEG steam oven, AEG microwave combi oven and grill with warming drawer,

integrated fridge freezer and dishwasher. The feature centre island incorporates an AEG concealed downdraft extractor, AEG induction hob and hidden sockets / USB points. The double sink has a Quooker boiling water tap with Corian splash-back. Finished with Lakeland polished slate tiled flooring with underfloor heating, inset ceiling spotlights, pantry cupboard and a convenient external side access door.

Dining Area

14'3 x 10'2 (4.34m x 3.10m)

With bi-fold doors opening directly onto the rear garden and a skylight window providing excellent natural light. The space also benefits from underfloor heating and inset ceiling spotlights, creating a superb family and entertaining area with direct garden access and pleasant open views to the rear.

Utility Room

5'8 x 4'10 max (1.73m x 1.47m max)

Fitted with full-height storage cupboards, space and plumbing for an automatic washing machine and tumble dryer, tiled flooring with underfloor heating, inset ceiling spotlights and a uPVC window to the rear.

Wet Room

Fully tiled walls and floor and furnished with a modern three-piece white suite comprising low flush WC, set in shelving above, wash hand basin with illuminated and heated mirror above. A large walk-in shower enclosure





with overhead shower and alternative hand held attachment. Finished with underfloor heating, inset ceiling spotlights, extractor fan and uPVC window.

FIRST FLOOR:

Landing

With loft access point and uPVC side window.

Master Bedroom

14'4 x 8'10 max (4.37m x 2.69m max)

Positioned to the front of the property and fitted with wardrobes, central heating radiator, uPVC window and wall light points.

Bedroom 2

8'10 x 8'9 max (2.69m x 2.67m max)

A good sized double bedroom positioned to the rear and enjoying pleasant open views. Having fitted wardrobes with sliding mirrored doors, central heating radiator and uPVC window.

Bedroom 3

11'0 max x 6'1 max including bulkhead (3.35m max x 1.85m max including bulkhead)

Positioned to the front with uPVC window and central heating radiator.

Shower Room

Fully tiled to the walls and floor and furnished with a modern three-piece white suite comprising low flush WC, wash hand basin set to vanity storage and a large walk-in shower enclosure with thermostatic shower. Finished with a contemporary towel radiator, tall storage unit, inset ceiling spotlights, extractor fan and uPVC window.

OUTSIDE:

To the front, a driveway provides ample off-road parking, with a further gravelled parking space at the top of the tiered garden with vegetable plots.

To the rear, the landscaped garden enjoys pleasant open views and features a patio seating area, well-stocked planted garden area and a decorative water feature, creating an attractive and relaxing outdoor space.

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 Southgate and turn left at the roundabout onto Elland-Riorges Link. Proceed straight ahead at the next roundabout and on reaching the figure of 8 roundabout take the third exit onto Elland Lane. Proceed along Elland lane past the hospital where the road becomes Lower Edge Road and the subject property can be found after a short distance on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

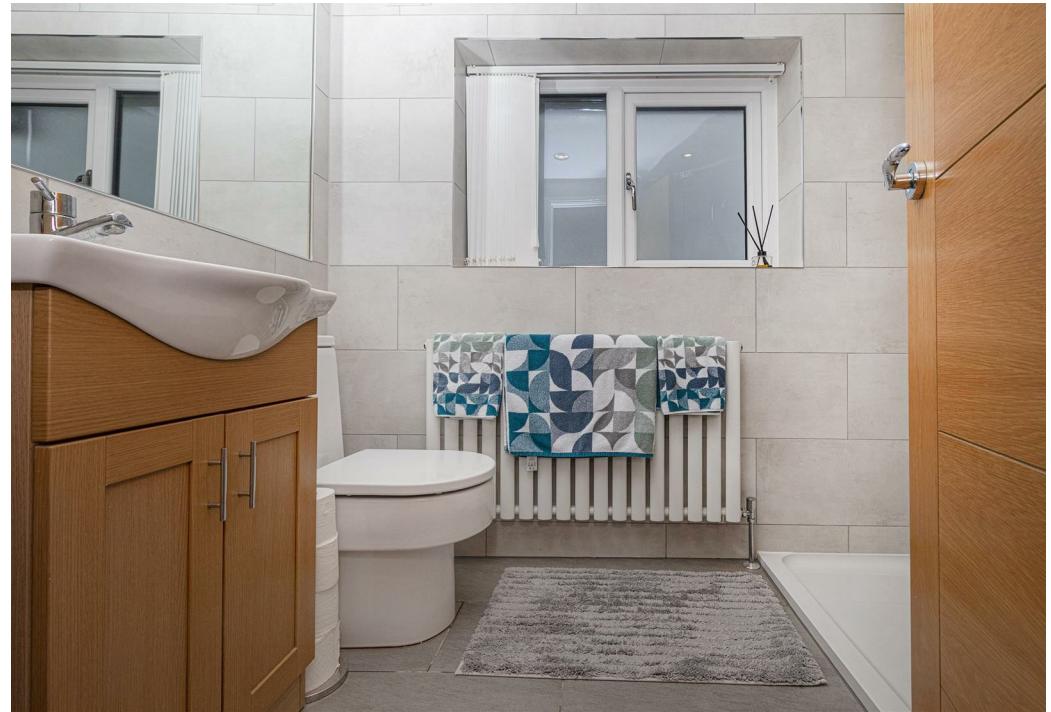
Band C

MORTGAGES:

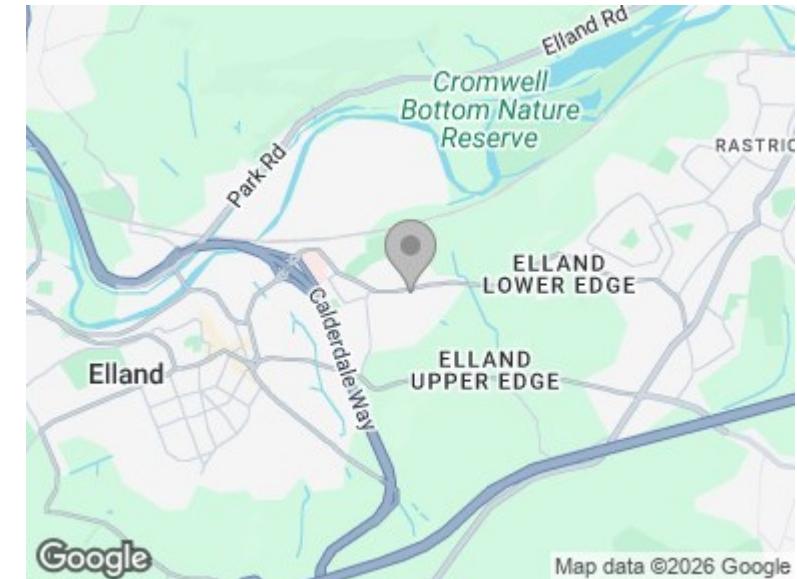
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







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 | | 86 |
| (81-91) B | | 67 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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