



31 Ennerdale Drive, Elland, HX5 9QJ

£395,000

bramleys



Located on a highly desirable modern development and set on a generous plot, this beautifully presented 5-bedroom detached home has been thoughtfully extended to create a spacious and versatile family living environment. The extension provides a bright and airy family area that opens seamlessly onto the landscaped rear garden, making it perfect for modern family life and entertaining. The property also benefits from a contemporary fitted dining kitchen, two further reception rooms, ensuite facilities to the master bedroom, integral garage, and off-road parking. Ideally positioned close to local amenities, excellent schools, and with easy access to the M62 motorway network, this home combines style, practicality, and comfort for the growing family.



GROUND FLOOR:

Entrance Hall

Attractively presented and having a staircase rising to the first floor and understairs store cupboard, wood effect flooring and central heating radiator.

Cloakroom WC

Furnished with a 2 piece white suite comprising low flush wc and corner wash hand basin. There is a central heating radiator and a double glazed window.

Lounge

10'1" x 15'7" (3.07 x 4.75)

Beautifully presented with a walk in uPVC double glazed bay window to the front elevation with central heating radiator, solid wood flooring, an inset fireplace housing a gas stove, ceiling coving and double doors accessing the dining room.

Dining Room

8'2" x 8'9" (2.49 x 2.67)

Having wood effect uPVC double glazed French doors giving direct access to the rear garden, ceiling coving and a central heating radiator.

Kitchen

Fitted with a modern range of matching wall and base units with complementary working surfaces inset into which is a 1½ bowl ceramic sink unit with side drainer and mixer tap. There are integrated appliances to include a 5 ring gas hob with fitted extractor, electric double oven, fridge and dishwasher. There is part tiling to the walls, a uPVC double glazed window to the rear elevation, central heating radiator, wooden flooring and being open plan to the dining area and family room.

Dining Area

Having a continuation of the wood flooring, contemporary vertical central heating radiator and being open plan to the extended family room.

Family Room

Also having a continuation of the wood flooring with central heating radiator and being fitted with uPVC double glazed windows, 2 Velux skylight windows and bi-folding doors which open onto the rear garden. A perfect light and spacious area for family living.

FIRST FLOOR:

Landing

Having a loft access point, the loft being partially boarded and having a light. There is a central heating radiator and doors accessing the bedroom accommodation and bathroom.

Master Bedroom

11'8" x 10'2" (3.56 x 3.10)

There is a central heating radiator, uPVC double glazed window to the front elevation and a door accessing the ensuite.

Ensuite Shower Room

Furnished with a modern 3 piece suite comprising low flush wc, pedestal wash hand basin and shower enclosure. There is tiling to the walls, a central heating radiator, extractor fan and uPVC double glazed window to the side elevation.

Bedroom 2

10'2" x 9'2" (3.10 x 2.79)

A good sized second bedroom having a range of full height fitted wardrobes, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 3

Having a central heating radiator and a uPVC double glazed window.



Bedroom 4

With fitted wardrobe, central heating radiator and uPVC window.

Bedroom 5

With fitted wardrobe, central heating radiator and uPVC window.

House Bathroom

Furnished with a modern 3 piece suite comprising low flush wc, wash hand basin set to vanity storage and panelled bath with thermostatic shower over. There is a central heating radiator, uPVC double glazed window and fully tiled walls.

OUTSIDE:

To the front of the property there is off road parking which in turn gives access to the integral garage and an area of garden to the side. To the rear can be found a good sized landscaped garden comprising a raised terraced seating area and lawned garden beneath enclosed by timber fencing.

Integral Garage

16'11" x 7'8" (5.16 x 2.34)

Having an up and over door with additional door giving access from the dining kitchen, plumbing for an automatic washing machine, power and light and housing the central heating boiler.

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 travelling down Victoria Road and onto Southgate. Take the first exit at the roundabout onto the Elland Riorges link and follow the road across the next roundabout and down to the 'figure of eight' roundabout. Here take the 3rd exit onto Elland Lane and continue along passing the playing fields on the left hand side. Ennerdale Drive can be found as a turning on the right hand side. Continue up Ennerdale Drive bearing round to the left where the subject property found to the left hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

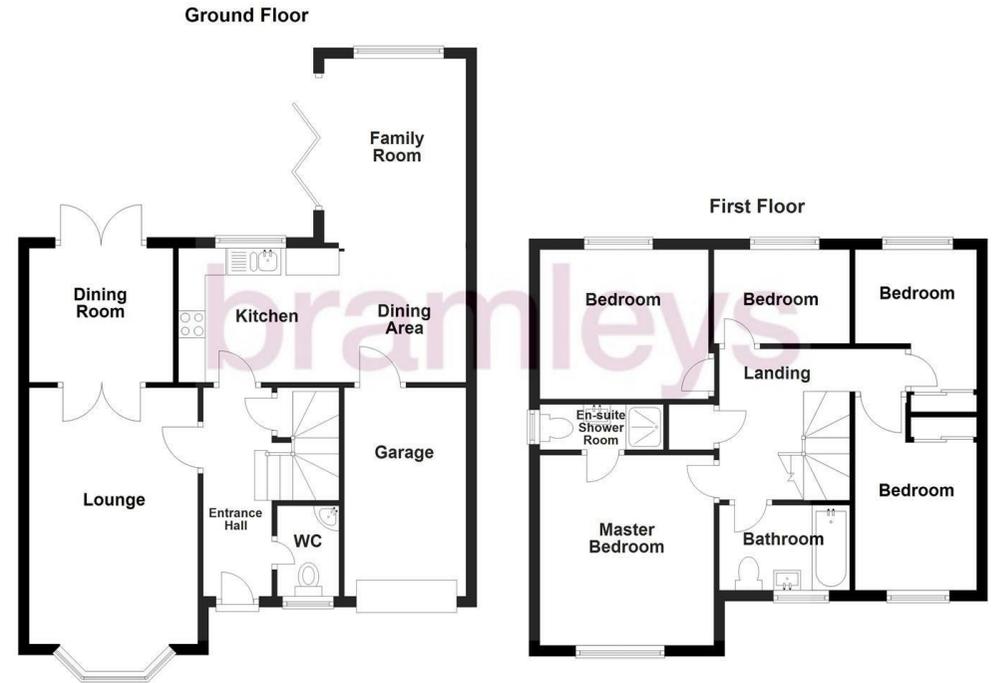
Band D

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.



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			
(112 plus) A			
(81-111) B			
(69-80) C			
(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	

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