

16 Banks End Road, Elland, HX5 9JZ

£210,000

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Behind its attractive façade lies a home full of personality, where exposed brickwork, a warming wood-burning stove and light-filled living spaces combine to create a truly inviting place to call home. Spanning three floors, this beautifully presented property offers both character and versatility in equal measure.

Designed to combine character, comfort and practicality, this charming home boasts a stylish modern breakfast kitchen complete with integrated appliances, alongside a generous lounge featuring a cosy wood-burning stove perfect for relaxing evenings.

The well-proportioned bedrooms provide flexible living arrangements, including an attractive second-floor double bedroom enhanced by skylight windows that flood the space with natural light while enjoying far reaching panoramic views. A unique study or landing seating area with exposed brickwork creates an ideal space for home working, reading or relaxation.

Further benefits include a contemporary family bathroom, excellent storage throughout and an enclosed rear garden, perfect for outdoor entertaining or family enjoyment.

Offering an abundance of natural light, character features and flexible living space, this delightful home is ideally suited to families, professionals or anyone seeking a stylish property with stunning elevated views.

GROUND FLOOR:

Entrance Vestibule

Enter to the front via a composite external door into the entrance vestibule, having a central heating radiator and staircase rising to the first floor level.

Lounge

14'5 x 12'0 max (4.39m x 3.66m max)

Spacious lounge positioned to the front of the property with fantastic far-reaching views, UPVC double glazed window, central heating radiator, inset wood-burning stove, ceiling coving and three wall light points.

Breakfast Kitchen

14'10 x 11'11 (4.52m x 3.63m)

Fitted with a modern range of matching wall and base units with complementary laminate working surfaces, inset sink with mixer tap, four-burner gas hob with fitted extractor canopy, built-in single electric oven, integrated dishwasher, and space for an American style fridge freezer. Wood-effect laminate flooring, central heating radiator, inset ceiling spotlights, breakfast bar with additional storage, composite external door to the rear garden, and UPVC double glazed window.

FIRST FLOOR:

Landing

Provides access to the first-floor bedrooms and bathroom, with staircase rising to the second floor.

Bedroom 1

12'2 x 11'0 max (3.71m x 3.35m max)

Positioned to the front of the property taking full advantage of the panoramic views. Timber flooring, built-in wardrobes and cupboards, central heating radiator, UPVC window.

Bedroom 2

12'8 x 8'9 max (3.86m x 2.67m max)

Good-sized second bedroom to the rear, with timber flooring, central heating radiator, built-in storage cupboard, and UPVC double glazed window.

Bathroom

Part-tiled and furnished with a three-piece white suite comprising low flush WC, wash hand basin set to vanity storage, and panelled bath with thermostatic shower over. Chrome ladder-style heated towel rail and UPVC double glazed window.

SECOND FLOOR:







Study Landing / Seating Area

134 x 9'0 max (40.84m x 2.74m max)

Feature exposed brickwork, wood-effect laminate flooring, central heating radiator, built-in shelving, large rear Velux window providing light and views, and staircase leading to the third-floor bedroom.

Bedroom 3

13'3 x 9'2 max (4.04m x 2.79m max)

A well-presented third double bedroom with plenty of natural light from two Velux skylight windows, wood-effect laminate flooring, central heating radiator, built-in shelving, and under-roof storage.

OUTSIDE:

To the rear of the property is an enclosed lawned garden area with raised paved terrace.

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 Victoria Road and proceed down Southgate to the roundabout, at the roundabout take the first exit and then bear immediately right onto Dewsbury Road. Proceed along Dewsbury Road, under the A629 bridge and into Upper Edge. Continue up the hill, where the turning for Banks End Road can be found on the right hand side and the subject property is located on the left.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.





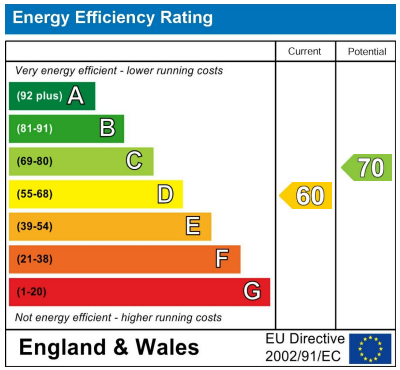








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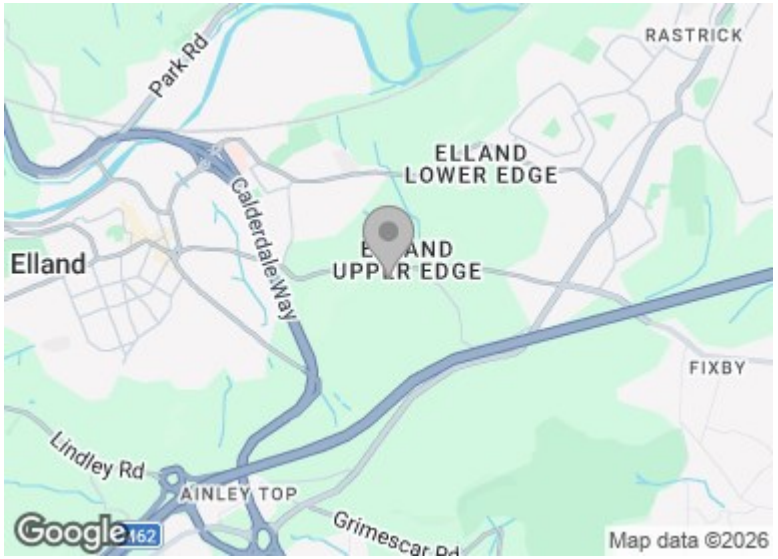


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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:

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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