



101 Huddersfield Road, Elland, HX5 0EE

£230,000

**bramleys**



This most unique and deceptive property offers generous and versatile accommodation arranged over two floors, providing two formal reception rooms plus a breakfast hall area. The property also features a superb bespoke dining kitchen, four first floor bedrooms (master with en-suite and dressing room) and is well presented throughout with modern fixtures and fittings, uPVC double glazing and gas fired central heating. Externally there is off road parking to the front and an enclosed low maintenance garden to the rear. Conveniently positioned on the outskirts of Elland town centre, the property is within walking distance of amenities and well placed for access to the M62 motorway network. An internal inspection is highly recommended to appreciate the space and flexibility on offer.

## GROUND FLOOR:

### Entrance Hall

Entered via a uPVC exterior door with inset glazed panels into a spacious hallway, featuring tiled flooring which continues through into the breakfast hall area. Having a central heating radiator, inset ceiling spotlights and access to useful understairs storage.

### Lounge/Diner

A spacious and versatile second reception room, currently presented as a lounge diner. Having tiled flooring, central heating radiator and uPVC double glazed window to the front elevation.

### Breakfast Hall

A useful breakfast area, positioned to the rear of the property with access to the garden via uPVC French doors. Having tiled flooring, staircase rising to the first floor.

### Kitchen

A particularly generous bespoke dining kitchen fitted with a solid oak range of wall and base units incorporating glass fronted display cabinets, wine rack and shelving. Complemented by solid oak working surfaces inset with a contemporary 1½ bowl sink unit with mixer tap. Integrated appliances include fridge freezer, electric oven with five ring gas hob and dishwasher. Having exposed ceiling beams, inset ceiling spotlights, central heating radiator, uPVC double glazed window and double doors accessing the lounge. Double doors access the sitting room.

### Sitting Room

A well proportioned reception room having two uPVC double glazed windows, exposed ceiling beams, central heating radiator and inset ceiling spotlights. A door gives access to a useful storage cupboard which houses the central heating boiler.

### Utility Room

With space and plumbing for an automatic washing machine and tumble dryer, tiled flooring, inset ceiling spotlights and uPVC double glazed window.

### Cloakroom WC

Furnished with a two piece suite comprising low flush WC and pedestal wash hand basin. Having tiled flooring, central heating radiator, inset ceiling spotlight and uPVC double glazed window.

## FIRST FLOOR:

### Landing

With loft access point (loft having power and light).

### Master Bedroom

A spacious master bedroom with two central heating radiators, uPVC double glazed window and doors accessing the en-suite and adjoining dressing room.





#### **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 proceed straight ahead at the roundabout onto Huddersfield Road. After passing the shops, the property can be located on the left hand side.

#### **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.

#### **En-Suite Shower Room**

Furnished with a two piece suite comprising pedestal wash hand basin and large walk-in shower enclosure with electric shower. Having tiled splashbacks, uPVC double glazed window and central heating radiator.

#### **Bedroom 2**

A good sized double bedroom with central heating radiator and uPVC double glazed window.

#### **Bedroom 3**

Having central heating radiator and uPVC double glazed window.

#### **Bedroom 4**

A versatile fourth bedroom with Velux window, additional uPVC double glazed side window and central heating radiator.

#### **House Bathroom**

Furnished with a four piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower attachment and separate shower cubicle with electric shower. Having chrome ladder style heated towel rail, uPVC double glazed window and laminate flooring.

#### **OUTSIDE:**

To the front of the property there is a tarmacadam driveway providing off road parking.

To the rear there is an enclosed low maintenance garden offering a pleasant and private outdoor space.





| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Ground Floor



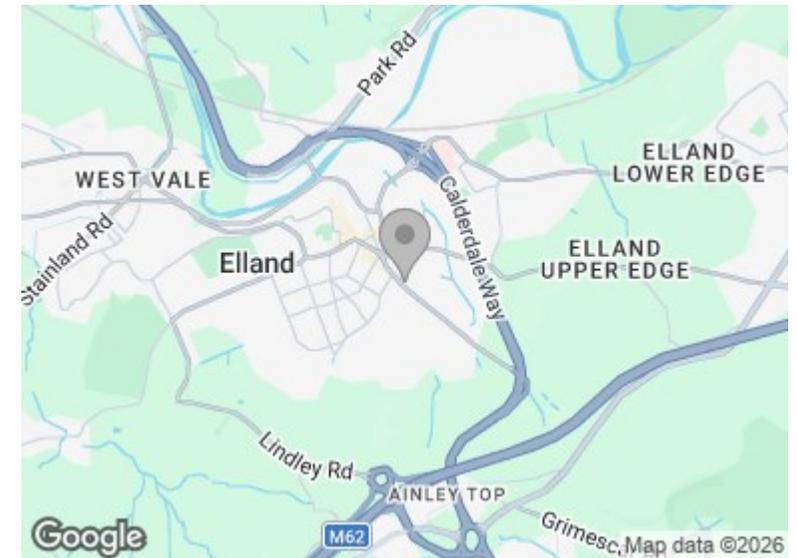
First Floor



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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