



bramleys  
01422 374811  
www.bramleys.com  
**For sale**

17 Bracken Way, Elland, HX5 9QH  
Offers Over £350,000

**bramleys**



3 FIRST FLOOR BEDROOMS PLUS GENEROUS ATTIC ROOM WITH STAIRCASE. Situated in the highly desirable area of Lower Edge, this beautifully presented three-bedroom detached home, complete with a versatile attic room, offers the perfect opportunity for a growing family. Ideally positioned close to a range of local amenities, well-regarded schools, and excellent commuter links, the property combines convenience with comfortable family living.

The home boasts spacious and well-maintained accommodation throughout, complemented by a driveway providing off-road parking and an integral garage. The ground floor comprises a lounge, open plan kitchen diner and additional conservatory. To the first floor is the master bedroom with dressing area, fitted wardrobes and adjoining en-suite shower room. The additional attic room provides flexible space, ideal for a home office, playroom, or occasional bedroom. Externally, there are attractive gardens to both the front and rear, offering ideal areas for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.

## GROUND FLOOR:

### Entrance Hall

Access via a door into the entrance hall, where there is a central heating radiator and stairs leading to the first floor landing.

### Lounge

10'7 x 13'7 (3.23m x 4.14m)

A charming room featuring a uPVC double glazed bay window to the front elevation, a central heating radiator, and access to a practical understairs storage cupboard, with a decorative mantel and surround providing an attractive focal point.

### Dining Kitchen

16'3 x 9'6 (4.95m x 2.90m)

Kitchen area: Fitted with a range of wall, drawer, and base units complemented by wood-effect work surfaces, an inset stainless steel sink with tiled splashbacks, a central heating radiator, and a uPVC double-glazed window to the rear elevation. Integrated appliances include a four-ring electric hob with oven and a dishwasher, with a door leading through to the utility room.

Dining area: Featuring a central heating radiator and access to the conservatory.

### Conservatory

9'5 x 10'7 (2.87m x 3.23m)

Having uPVC double glazed windows and French doors leading to the rear garden.

### Utility Room

6'0 x 5'8 (1.83m x 1.73m)

A practical room offering access to the ground floor W.C. and the side exterior. It features a central heating radiator, a stainless steel sink with laminate work surfaces and tiled splashbacks, along with space for a fridge/freezer and plumbing for a washing machine.

### Downstairs W.C

A two piece suite comprising a low flush W.C and wash hand basin. There is a central heating radiator and a uPVC double glazed obscure window to the rear elevation.

## FIRST FLOOR:

### Landing

A spacious landing currently presented as a study area, having a central heating radiator, a uPVC double glazed window to the front elevation and stairs leading up to the attic room.





### Bedroom

12'3 max x 14'5 max (3.73m max x 4.39m max)

Benefitting from built in wardrobes, a central heating radiator and a uPVC double glazed window to the rear elevation. There is also access to the en-suite shower room.

### En-suite Shower Room

A three piece suite comprising a low flush WC, wash hand with vanity unit under and a shower with rainfall showerhead attachment. There is a heated towel rail and a uPVC double glazed obscure window to the front elevation.

### Bedroom

10'2 x 8'11 (3.10m x 2.72m)

A double bedroom having a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom

7'11 x 6'9 (2.41m x 2.06m)

A good sized room having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bathroom

A three piece suite comprising a low flush w.c, wash hand basin and a panelled bath. There is tiling to the splashbacks, a central heating radiator and a uPVC double glazed obscure window to the side elevation.

### SECOND FLOOR:

### Attic Room

13'10 x 12'8 with restricted head height (4.22m x 3.86m with restricted head height)

A spacious room enjoying lovely views via a Velux window to the rear elevation. There is a central heating radiator and useful eaves storage.

### OUTSIDE:

Front external: To the front the property benefits from a paved driveway, which provides access to the integral garage, and there is a garden laid predominantly to lawn.

Rear external: To the rear of the property there are two patio areas, ideal for alfresco dining, and a low maintenance garden with fenced boundaries.

### Garage

With and up and over door and a further door to the side elevation.

### 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 onto Southgate and bearing right on the bend and continuing to the roundabout. Take the first exit at the roundabout and proceed straight across the next roundabout and down to the figure of eight roundabout. Take the 3rd exit onto Lower Edge Road and proceed along before turning right onto Ennerdale Drive. Turn right onto Bracken Way and follow the road, the property will be found on the left hand side.

### TENURE:

TBC

### COUNCIL TAX BAND:

Band tbc

### 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<sup>(1)</sup>**  
 115.7 m<sup>2</sup>  
 1246 ft<sup>2</sup>

**Reduced headroom**  
 7.2 m<sup>2</sup>  
 78 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 2002/91/EC	

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**



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