



8 Oliver Meadows, Lower Edge, Elland, HX5 9HA  
£230,000

**bramleys**



Tucked away at the head of a small cul-de-sac in a popular residential location, is this beautifully presented and recently upgraded two bedroom semi-detached property, occupying a particularly generous plot with scope for further development (subject to the necessary consents). The property benefits from uPVC double glazing and gas central heating and features a modern open plan living kitchen, conservatory, utility room, driveway, garage and spacious gardens to the side and rear.

## GROUND FLOOR:

### Entrance Porch

With uPVC window and door providing access into the main living accommodation.

### Open Plan Living Kitchen

23'7" x 13'0" (7.19m x 3.96m)

### Lounge Area

Positioned to the front of the property with wood effect flooring, central heating radiator, staircase rising to the first floor and a useful understairs storage cupboard.

### Kitchen Area

Fitted with a recently updated range of matching wall and base units with complementary working surfaces and an inset 1½ bowl stainless steel sink with side drainer and mixer tap. Having a built-in induction hob with electric oven beneath and extractor canopy, tiled splashbacks, integrated dishwasher and a range of full height cupboards incorporating a fridge freezer. A breakfast bar provides additional storage and seating. With continuation of wood effect flooring, inset ceiling spotlights and uPVC window to the rear elevation.

### Utility Room

5'3" x 6'4" (1.60m x 1.93m)

A useful addition accessed from the kitchen, having space and plumbing for a washing machine and tumble dryer, working surface, wall cupboards and housing the central heating boiler. With wood effect flooring and uPVC window.

### Conservatory

10'11" x 8'11" (3.33m x 2.72m)

A spacious additional reception room enjoying views across the side and rear gardens, with uPVC double glazed windows, French doors and additional access door. Having inset ceiling spotlights, wood effect flooring and central heating radiator.

## FIRST FLOOR:

### Landing

### Master Bedroom

11'6" x 9'7" (3.51m x 2.92m)

A good sized double bedroom positioned to the front of the property with uPVC window, central heating radiator and fitted furniture including wardrobes, cupboards and drawers, together with a useful walk-in wardrobe area to the bulkhead.





## Bedroom 2

11'9" x 6'9" (3.58m x 2.06m)

Positioned to the rear, having wall panelling, central heating radiator and uPVC window.

## Shower Room

A beautifully presented shower room comprising low flush WC, wash hand basin set within vanity storage with plinth lighting and a generous walk-in shower enclosure with thermostatic rain style shower. Having part tiled walls, tiled flooring, inset ceiling spotlights, ladder style heated towel rail and uPVC window.

## OUTSIDE:

To the front of the property there is a driveway providing off road parking for two vehicles, leading to a garage with electric up and over door, power and lighting.

The property occupies a generous plot with gardens to the side and rear. The side garden is predominantly paved and enclosed by timber fencing, with a further lawned garden to the rear featuring raised borders. The plot offers excellent potential for further development, subject to the necessary planning consents.

## 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.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band B

## MORTGAGES:

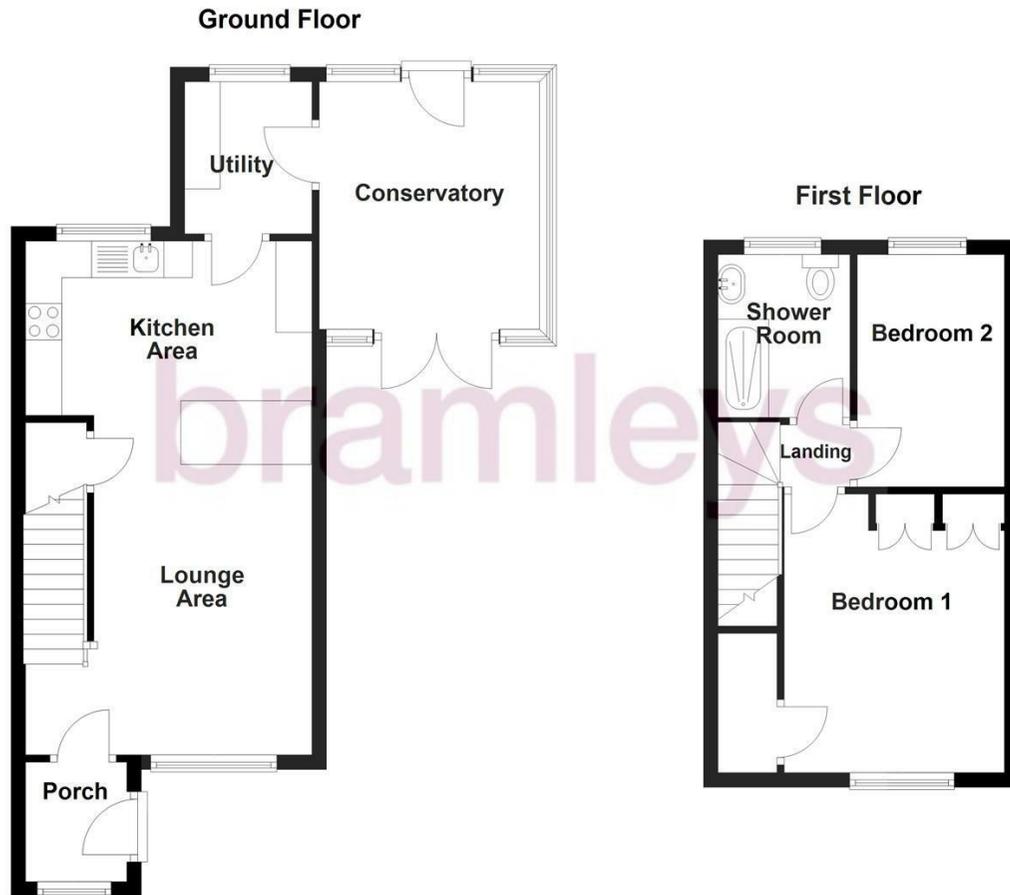
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

## ONLINE CONVEYANCING SERVICES:

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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	

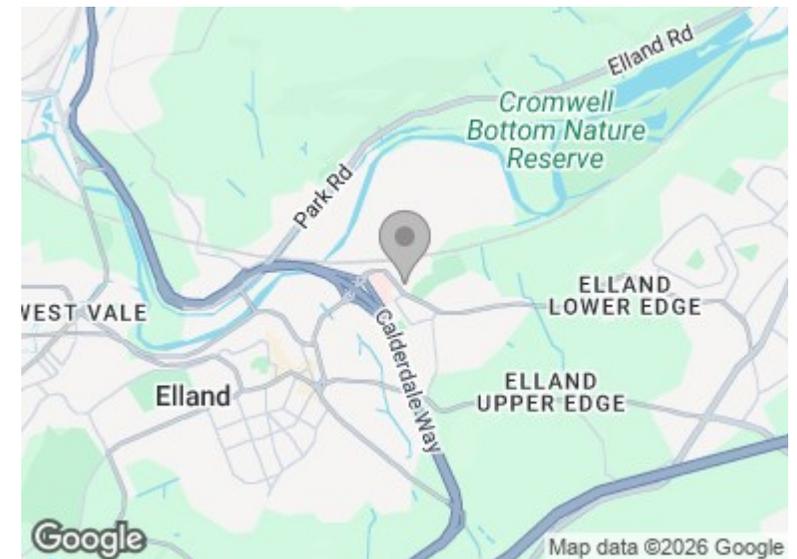
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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:

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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