



Winona, 2 Linden Road, Hullen Edge, Elland, HX5 0QL

£375,000

bramleys



This beautifully presented and recently renovated semi detached bungalow offers 2/3 bedrooms with scope to create further accommodation in the spacious loft (subject to consents). The home is complemented by landscaped gardens to three sides, a detached garage, and a highly versatile self-contained annexe with independent access. Modernised and improved throughout by the current vendors — including roof works, new boiler (July 2022) with radiators, updated décor, and owned solar panels providing an income from electricity returned to the grid — the property is ideally suited for families, downsizers, or buyers seeking multi-generational living or space to work from home. Occupying a pleasant position in Hullen Edge, one of Elland's most sought-after residential localities, the property is well placed for an excellent range of local amenities including schools, shops, and transport links, together with easy access to the M62 motorway network.







## GROUND FLOOR:

### Entrance Hallway

A welcoming entrance hallway, accessed via a uPVC front door, featuring wall panelling, ceiling coving, a central heating radiator, and loft access with pull-down ladder. The loft is particularly generous, boarded with lighting, and offers scope to convert into further bedrooms subject to necessary consents.

### Lounge

13'9 x 14'2 plus bay (4.19m x 4.32m plus bay)

A light and beautifully presented reception room with ceiling coving, picture rail, and decorative ceiling detail. A large uPVC bay window floods the room with natural light, while the living flame gas fire with marble surround and granite hearth creates a charming focal point.

### Dining Kitchen

24'11 x 12'11 max (7.59m x 3.94m max)

A stunning, recently updated dining kitchen fitted with a contemporary range of base and full-height units, complemented by quartz working surfaces. A central island incorporates a breakfast bar with USB sockets and a Quooker boiling water tap, along with a NEFF induction hob with rise-and-fall extractor. Additional appliances include two NEFF electric ovens, full-height integrated fridge and freezer, and integrated dishwasher. Stylish herringbone-effect tiling flows through the room, with inset ceiling spotlights, two central heating radiators, a uPVC side window, and French doors opening directly to the rear garden.

### Utility Room

4'6 x 6'9 (1.37m x 2.06m)

Fitted with plumbing for a washing machine and tumble dryer and housing the central heating boiler.







### Pantry

10'7 x 3'2 (3.23m x 0.97m)

With built-in shelving and side window, offering excellent storage.

### Master Bedroom

13'8 x 14'2 (4.17m x 4.32m)

A generous double bedroom to the front with decorative fireplace, ceiling coving, uPVC windows, and central heating radiator.

### Bedroom 2

13'5 x 10'4 (4.09m x 3.15m)

A second large double to the rear with views over the garden, built-in wardrobes to both alcoves, decorative fireplace, uPVC window, and central heating radiator.

### Bathroom

Fully tiled and fitted with a modern four-piece suite comprising a low-flush WC, pedestal wash hand basin, corner bath with shower attachment, and a large walk-in shower enclosure with thermostatic shower. With chrome ladder-style towel rail, extractor fan, and uPVC window.

### Separate WC

Fully tiled with low-flush WC, central heating radiator, and uPVC window.

### ANNEXE

### Living Kitchen

12'7 x 8'9 (3.84m x 2.67m)

Fitted with modern kitchen units, inset sink with mixer tap, electric hob with oven beneath and extractor, integrated fridge, tiled splashbacks, wood-effect laminate flooring, inset ceiling spotlights, uPVC window, and double glazed sliding patio doors giving direct garden access.



### Bedroom

9'11 x 8'11 (3.02m x 2.72m)

A comfortable double with wood-effect laminate flooring, inset ceiling spotlights, electric wall heater, and uPVC side window.

### En-Suite Shower Room

Fitted with a modern three-piece suite including low-flush WC, pedestal wash hand basin, and walk-in shower with electric unit, chrome ladder towel rail, uPVC window, and wood-effect laminate flooring.

### OUTSIDE:

The property stands within beautifully maintained gardens to three sides, enclosed and well-stocked with shrubs, flowers, and artificial lawns for easy upkeep. The rear garden provides paved seating areas, external lighting, outside tap, and external power points.

### Garage

18'8 x 11'1 (5.69m x 3.38m)

Accessed via an electric door, with power, lighting, windows providing natural light, and a convenient inspection pit. Side door access is available from the garden. An additional parking space is available through gates at the side of the property, along with further private and on-street parking.

### 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 Victoria Road and keep left at the

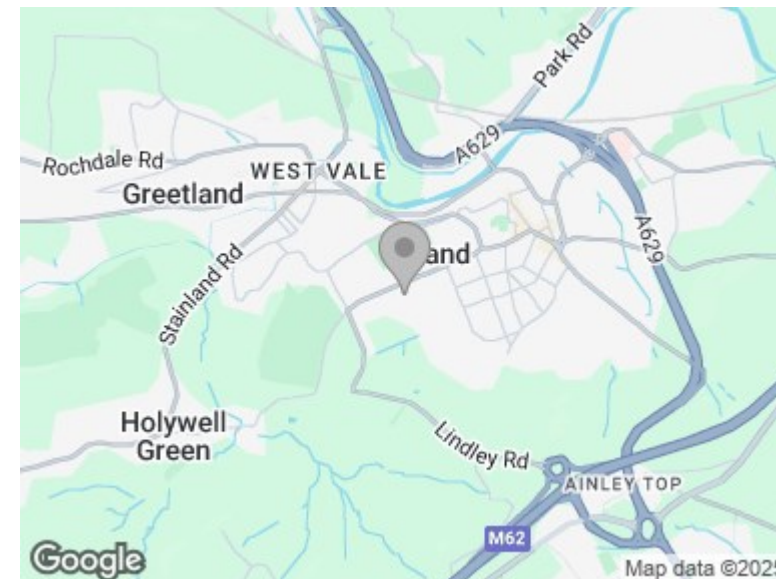












#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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		
(92 plus) A		
(81-91) B		86
(69-80) C	79	
(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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