



10 High Bank Close, Elland, HX5 9QR  
£245,000

bramleys

Tucked away in the sought after area of Elland, is this beautifully presented 3 bedroom townhouse which offers the perfect blend of space, comfort, and scenic surroundings. Enjoy uninterrupted views across open fields from the rear, creating a truly peaceful and picturesque setting.

Set over three floors, the home features an integral garage, ground floor cloakroom/WC, and a versatile third bedroom or home office on the ground floor. The first floor boasts a bright kitchen and an open plan lounge/dining room. Upstairs, you'll find two generous bedrooms, one with an en suite shower room and a further family bathroom.

Externally to the front of the property there is a driveway which provides ample off road parking and access to the garage. To the rear there is a well proportioned, tiered garden with patio seating area, lawn and planted sections. Whether you're a first-time buyer or a growing family, this delightful home is ready to move into and enjoy.

A rare opportunity to secure a home with views, versatility, and a great location. An early internal viewing is highly recommended.



## GROUND FLOOR:

Enter the property via an external door into:-

### Entrance Hall

Where there is a central heating radiator, useful under stair storage and stairs leading to the first floor landing.

### Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC and wash hand basin. There are also tiled splashbacks and a central heating radiator.

### Bedroom 3 / Occasional Room

8'9" x 15'5" (2.67m x 4.70m)

There is a central heating radiator and uPVC double glazed French doors leading out to the rear garden.

## FIRST FLOOR:

### Landing

Fitted with a central heating radiator and stairs leading up to the second floor.

### Lounge

10'5" x 15'3" (3.18m x 4.65m)

Being open plan with the dining room, there is a central heating radiator and uPVC double glazed windows to the rear elevation benefitting from views over fields.

### Dining Room

8'3" x 7'11" (2.51m x 2.41m)

Fitted with a central heating radiator.

### Kitchen

7'11" max x 15'3" (2.41m max x 4.65m)

Comprising a range of wall, drawer and base units with laminate roll top work surfaces and a 1.5 bowl stainless steel sink with drainer unit and tiled splashbacks. Integral appliances include a 4 ring gas hob with oven and extractor hood over, space and plumbing for a dishwasher, space for a washing machine or tumble dryer as well as space for a fridge freezer. There is also a central heating radiator and twin uPVC double glazed windows to the front elevation.

## SECOND FLOOR:

### Landing

There is a built-in storage cupboard housing the hot water tank.

### Master Bedroom

9'1" x 15'2" (2.77m x 4.62m)

Fitted with a central heating radiator and a uPVC double glazed window to the rear elevation.



### En suite Shower Room

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and a shower cubicle with rainfall showerhead attachment. There are also tiled splashbacks and a central heating radiator.

### Bedroom

8'3" x 10'6" (2.51m x 3.20m)

There is a central heating radiator and a uPVC double glazed window to the front elevation.

### Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There are tiled splashbacks, a central heating radiator and uPVC double glazed velux window to the front elevation.

### OUTSIDE:

To the front of the property, a parking apron provides off road parking and gives access to the garage. A gate at the side of the property leads to the rear, where there is a good sized tiered garden. Comprising of a patio seating area, a log store/shelter with shelving for storage, steps then lead up to the second tier of the garden which is predominantly laid to lawn and the third tier area, is fenced and has decorative shrubs and flowers.

### Garage

Fitted with an up and over door and lighting and power.

### 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 Southgate, and at the roundabout, take a left onto the Elland-Riorges Link. Continue straight through the next roundabout and approach the figure-of-eight roundabout. Here, take the third exit onto Lower Edge Road. Follow this road until you reach

Ennerdale Drive, where you'll turn right. Keep left onto High Bank Close, and continue until the road ends, then bear right.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### 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.

### VIEWINGS:

Please call our office to book a viewing on 01422 374811.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	69	78
	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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