



18 Fern Rise, Elland, HX5 9QP  
Offers Over £300,000

**bramleys**

This modern detached home enjoys an elevated position at the top of a highly regarded residential development, benefiting from attractive open views to both the front and rear. Thoughtfully improved and upgraded by the current owners, the property offers a spacious and well-planned three-bedroom layout ideal for a family buyer.

Accommodation briefly comprises: entrance vestibule, downstairs WC, generous lounge, and a contemporary dining kitchen with French doors opening onto the rear garden. To the first floor is a principal bedroom with en-suite shower room, two further bedrooms, and a newly fitted family bathroom. The property also benefits from leased solar panels, enhancing energy efficiency.

Perfectly placed for access to well-regarded local schools, the M62 motorway network, and nearby town centres, this home combines convenience with a peaceful residential setting. Early viewing is strongly recommended to appreciate the quality and position on offer.

EPC Rating B.





## GROUND FLOOR:

### Entrance Vestibule

Access in to the entrance vestibule via an external door, where there is a central heating radiator, and access to the downstairs W.C and lounge.

### Downstairs W.C

A good sized room having a two piece suite comprising of a low flush W.C and wash hand basin, and there is a central heating radiator and uPVC double glazed obscure window to the side elevation.

### Lounge

16'5 x 12'4 (5.00m x 3.76m)

A generously sized lounge filled with natural light from a uPVC double-glazed bay window to the front elevation, offering far-reaching views. The room also benefits from a useful understairs storage cupboard, a central heating radiator, and stairs rising to the first-floor landing.

### Dining Kitchen

A well presented dining kitchen fitted with a stylish range of high-gloss wall, drawer and base units, complemented by wood-effect work surfaces. It features a 1½ bowl stainless steel sink with drainer and attractive tiled splashbacks. Integrated appliances include a four-ring gas hob with an AEG oven and extractor hood above, along with a fridge freezer, washer dryer and dishwasher.

The space is further enhanced by a central heating radiator, a uPVC double-glazed window to the rear elevation, and uPVC double-glazed French doors opening out to the rear.

## FIRST FLOOR:

### Landing

With a central heating radiator, a uPVC double glazed window to the side elevation and a useful storage cupboard.





### Principal Bedroom

10'9 x 9'4 (3.28m x 2.84m)

A beautifully presented room enjoying lovely views across fields to the rear elevation via a uPVC double glazed window. There are built in wardrobes providing hanging and shelving space, a central heating radiator and access to the en-suite shower room.

### En-suite Shower Room

A modern three-piece suite comprising a low-flush W.C. and wash hand basin set within a vanity unit, along with a walk-in shower featuring both a rainfall showerhead and handheld attachment. The room is complemented by stylish tiled splashbacks, a heated towel rail, and a uPVC double-glazed obscure window to the rear elevation.



### Bedroom

10'2 x 7'10 (3.10m x 2.39m)

A good sized double bedroom boasting far reaching views to the front elevation via a uPVC double glazed window, there is also a central heating radiator.

### Bedroom

7'4 x 6'10 (2.24m x 2.08m)

Benefiting from a central heating radiator and a uPVC double-glazed window to the front elevation, enjoying pleasant views.



### Bathroom

A newly fitted, stylish three-piece suite comprising a low-flush W.C., wash hand basin, and a panelled bath with both a rainfall showerhead and handheld attachment. There is tiling to the splashbacks, a heated towel rail and a uPVC double glazed window to the side elevation.

### OUTSIDE:

**Front External:** To the front of the property is a low-maintenance garden with a pathway leading to the entrance, alongside a paved driveway providing access to the detached garage.

**Rear External:** To the rear is a tiered garden featuring a flagged patio area to the lower level and low-maintenance garden sections across the second and third tiers. There is also a raised gravel area, ideal for additional storage or versatile use.

### Detached Garage

A good sized detached garage providing further parking space, having an up and over door.

### 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 proceed down Victoria Road onto Southgate. At the roundabout, take the first exit proceeding down to the next roundabout. Continue straight across and continue to figure of 8 roundabout. Take the 3rd exit onto Elland Lane and continue along as the road becomes Lower Edge Road and take a right hand turning onto Ennerdale Drive. Bear right onto Bracken Way and proceed to the top of the hill where Fern Rise can be found on the right hand side. The property can then be found towards the head of the cul-de-sac clearly identified by the Bramleys For Sale board.

### TENURE:

Freehold



### COUNCIL TAX BAND:

Band D.

### MORTGAGES:

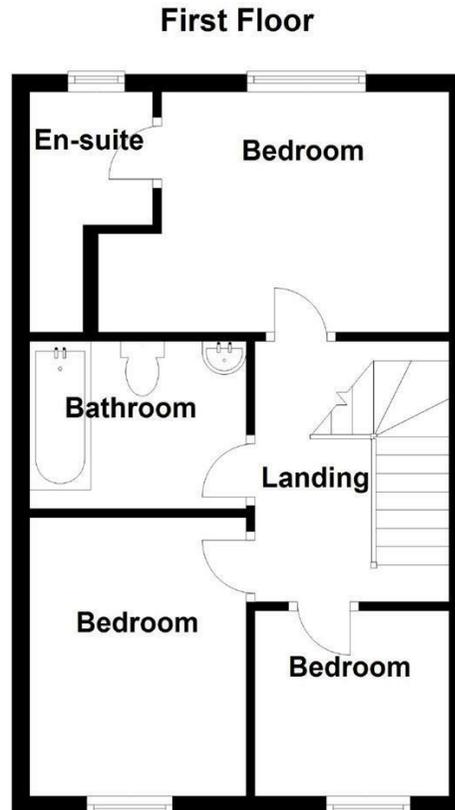
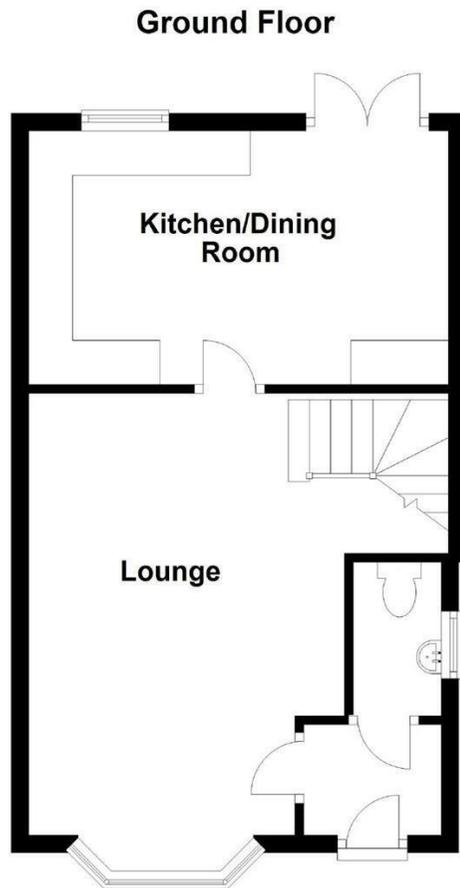
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







#### 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) <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		
	83	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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