



Wayside, 30 Lower Edge Road, Elland, HX5 9PL

£450,000

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This beautifully presented stone-built four-bedroom family home offers spacious and versatile accommodation, combining contemporary finishes with a warm and welcoming feel throughout. The ground floor features a generous lounge with wood-burning stove, playroom and an impressive spacious family dining kitchen with bi-fold doors opening onto the rear garden, together with a utility room and WC. To the first floor are three well-proportioned double bedrooms, a stylish master bedroom with dressing room and en suite, a versatile fourth bedroom/office and a stunning family bathroom. Externally, the property benefits from a driveway providing ample off-road parking and access to the attached garage, along with a landscaped rear garden with stone terrace, pergola and useful outbuilding/garden room. Ideally positioned for well-regarded local schooling and within easy reach of the amenities in Elland, the property also offers convenient access to the M62 motorway network, making it an excellent choice for commuters.

GROUND FLOOR:

Entrance Hallway

Enter the property via a composite external door into the front entrance hallway, featuring a wood floor, oak-finished balustrading and a staircase rising to the first-floor level with useful fitted storage incorporated beneath. A vertical central heating radiator completes the space.

Lounge

A spacious family lounge having a stone chimney breast with inset wood burning stove and having a column style radiator with uPVC casement window and picture window to the front elevation. To the rear of the lounge bi-folding doors open to the playroom.

Playroom

A bright room positioned to the rear of the property is currently presented as a play room, but offers a variety of potential uses including a formal dining room, study or additional seating area. Having double glazed sash windows overlooking the rear garden and a vertical central heating radiator. A door gives access to:

Dining Kitchen

This bright and spacious family dining kitchen offers plenty of space and features double glazed bi-fold doors with integrated blinds which open directly onto the rear garden. The kitchen is fitted with a modern range of matching wall and base units with quartz working surfaces and inset sink unit with mixer tap. The kitchen is fitted with an integrated dishwasher and extractor canopy with

space for a range style cooker and American style fridge freezer. Finished with a double glazed sash window to the front, timber flooring and vertical central heating radiator.

Utility Room

Accessed off the kitchen and having space and plumbing for an automatic washing machine, space for tumble dryer and houses the central heating boiler. With double glazed window to the side.

WC

Accessed from the dining area and furnished with a modern 2 piece white suite comprising low flush WC and hand wash basin set to vanity storage. The walls are part tiled and there is a double glazed window.

FIRST FLOOR:

Landing

Having a loft access point.

Master Bedroom

A spacious double bedroom having double glazed sash windows to the front elevation which enjoy far reaching views, central heating radiator and a door accesses an adjoining dressing room. A further door leads to the en suite.

En Suite Shower Room

This modern en suite shower room is fully tiled and furnished in a 3 piece white suite comprising low flush WC, hand wash basin set to vanity storage and walk in shower enclosure with thermostatic shower. Having a uPVC window and extractor.





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 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.

Bedroom 2

A good sized double bedroom positioned to the front of the property, fitted with wardrobes to the alcove, central heating radiator and double glazed sash windows.

Bedroom 3

A good sized third double bedroom being situated at the rear of the property with central heating radiator and double glazed sash windows,

Study

Currently used as an office, this room has fitted desk area and ample built in storage and with the potential to create an additional single bedroom if required.

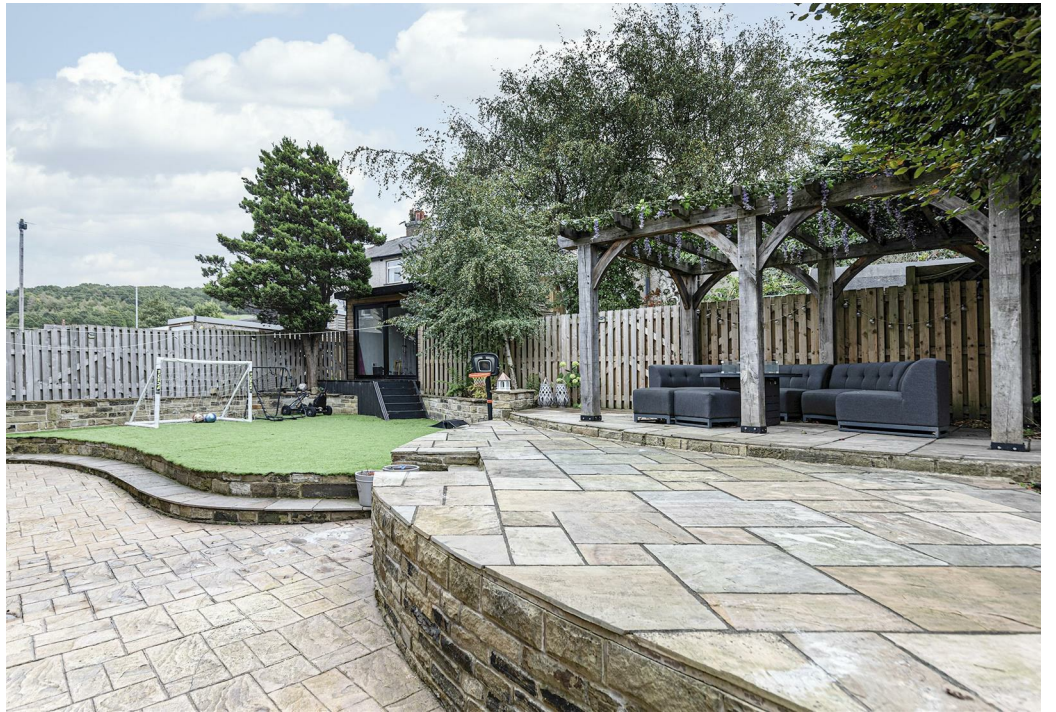
Family Bathroom

This impressive family bathroom has been fully tiled and offers a large walk in wet room style shower with built in seat and rain style shower. Having a large vanity wash basin with built in storage , low flush WC and a freestanding slipper bath with floorstanding mixer tap. Complete with a vertical heated towel rail, extractor and double glazed sash window.

OUTSIDE:

To the front of the property, a driveway provides ample off-road parking and leads to the attached garage. To the rear is a spacious, landscaped garden featuring an artificial lawn and stone terrace, with a large pergola creating a pleasant outdoor seating area. There is also a useful outbuilding with full power and lighting, offering an excellent opportunity for the new owner to put their own stamp on the space, whether used as a home office, bar, gym or additional entertaining area.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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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