

# bramleys



High Winds  
17 Green Lane  
Sowood  
HX4 9JL

Offers Over £265,000

*Professionalism with Independence*



12 Victoria Road, Elland, HX5 0PU  
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*A most unique opportunity to acquire a 3 bedroom detached family home having breathtaking distant views to the rear. Situated in the sought after semi rural area of Sowood and being handily located for those looking to commute and requiring access to the M62 motorway network. The views can be enjoyed from the lounge via a large bay window, the conservatory and also the spacious master bedroom which accesses a pleasant balcony to the rear. The property is fitted with uPVC double glazing, gas fired central heating and offers spacious accommodation briefly comprising:- lounge, dining room, kitchen, conservatory, cloakroom/WC, first floor landing, 3 double bedrooms and 3 piece family bathroom. Externally to the front of the property there is a large driveway providing off road parking and in turn leads to an integral single garage, together with lawned garden areas to the front and rear.*

The accommodation briefly comprises:-

### GROUND FLOOR:

Enter the property via a uPVC external door with glazed inserts into:-

#### Kitchen

3.10m x 3.48m (10'2" x 11'5")

The kitchen is fitted with a range of matching wall and base units with working surfaces and inset stainless steel sink with side drainer and mixer tap, built-in 4 ring gas hob and built-in to the units is a double oven. Having part tiled walls, wood effect laminate flooring, central heating radiator, extractor fan and 2 uPVC double glazed windows.



#### Utility

1.50m x 1.85m (4'11" x 6'1")

The utility is plumbed for an automatic washing machine and is fitted with a surface, central heating radiator and uPVC double glazed window.

#### Dining Room

3.48m x 2.49m (11'5" x 8'2")

Positioned to the front of the property, having wood effect laminate flooring,

central heating radiator and uPVC double glazed window.



#### Inner Hallway

Having a central heating radiator, dado rail decor and staircase rising to the first floor. A door from the hallway gives access to the integral garage.

#### Garage

2.77m x 6.07m (9'1" x 19'11")

The garage houses the central heating boiler, has an up and over door, power/light and 2 uPVC double glazed windows.

#### Cloakroom/WC

Having a uPVC double glazed window, central heating radiator and low flush WC.

#### Lounge

3.33m x 5.69m (10'11" x 18'8")

The lounge has ceiling coving, dado rail decor and a gas fire set to a marble backcloth and hearth with timber surround. There is also a central heating radiator and a large uPVC double glazed bay window which takes full advantage of the far reaching views to the rear of the property. A set of uPVC double glazed French doors give access into the

conservatory.



### Conservatory

3.05m x 3.23m (10'0" x 10'7")

This uPVC double glazed conservatory has wood effect laminate flooring, a central heating radiator and enjoys spectacular views. A set of uPVC double glazed French doors lead out to the garden area.



### FIRST FLOOR:

#### Landing

This spacious landing area provides a useful study area and has a uPVC double glazed window.

#### Master Bedroom

3.30m x 5.69m max. (10'10" x 18'8" max.)  
This spacious master bedroom is fitted with a range of furniture including wardrobes with sliding mirrored doors, cupboards and drawers. There is also a central heating radiator, a fantastic feature to the master bedroom being the double glazed patio doors which leads out to a balcony area making a pleasant area to sit

and enjoy the breathtaking views.



### Bedroom 2

2.74m x 3.45m (9'0" x 11'4")

A good sized second bedroom of double proportions positioned to the front of the property and having a uPVC double glazed window and central heating radiator.



### Bedroom 3

2.79m x 3.45m (9'2" x 11'4")

A further double bedroom having a central heating radiator and uPVC double glazed window to the front elevation.

### Bathroom

Being fully tiled to the walls and furnished with a 3 piece coloured suite comprising low flush WC, wash hand basin set to vanity unit and a corner bath with electric shower over. Having further built-in wall cupboard providing storage, a central heating radiator, uPVC double glazed window and tiling to the floor.



### OUTSIDE:

To the front of the property there is a spacious driveway area which provides off road parking for several cars and in turn leads to the integral single garage with up and over door. To the front of the property there is also a well proportioned lawned garden area with flower and shrub borders. To the side of the property there is a patio seating area adjoining the conservatory. To the rear of the property there is a further area of garden comprising lawned and paved areas, from the rear garden the far reaching views can be fully enjoyed.



### COUNCIL TAX BAND:

E

### 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.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

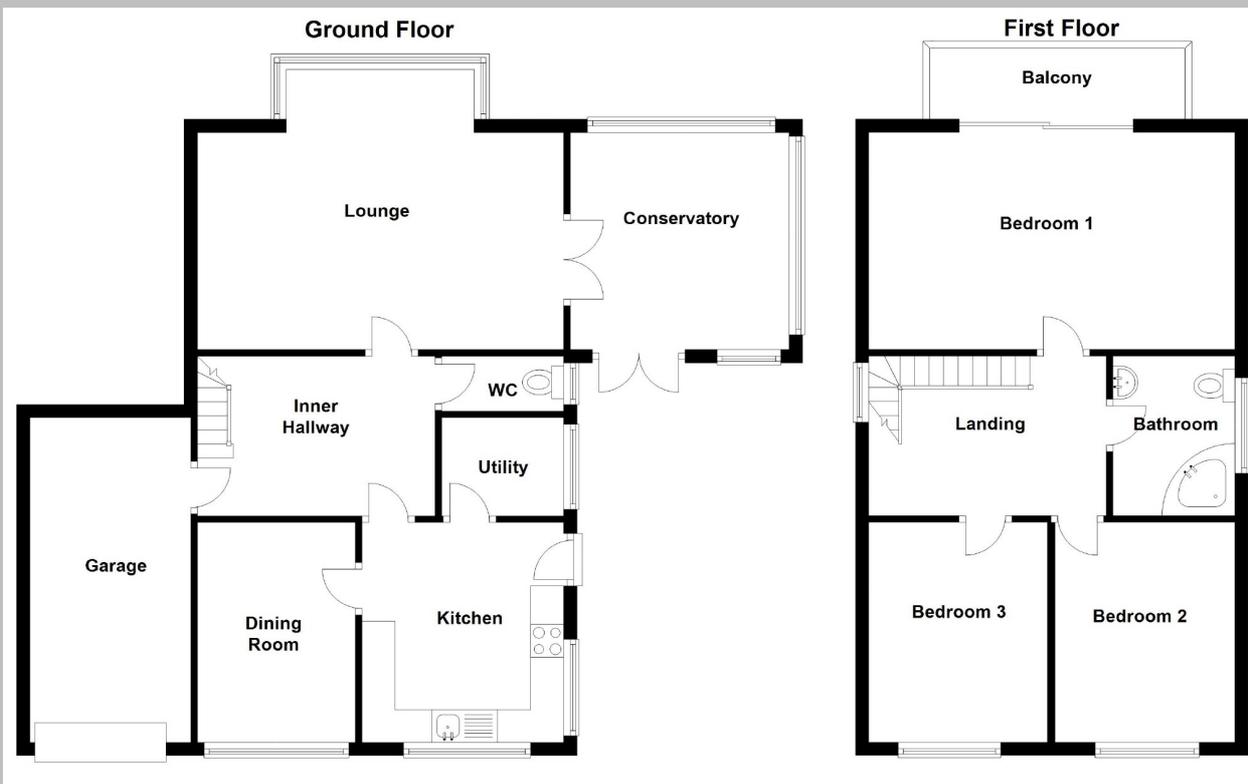
### ON-LINE CONVEYANCING

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.

### DIRECTIONS:

Leave Elland via Victoria Road bearing left on the bend and continue up Victoria Road passing Brooksbank High School on the left hand side. Proceed along this road passing The Rock Inn and continue up Station Road, at the junction bear left onto Stainland Road and continue up the hill passing through the villages of Holywell Green and Stainland. On reaching the village of Sowood this road becomes Green Lane where the subject property can be found on the left hand side





### Energy Performance Certificate HM Government

**17, Green Lane, Sowood, HALIFAX, HX4 9JL**

Dwelling type: Detached house      Reference number: 2768-7092-7273-5733-1974  
 Date of assessment: 26 July 2017      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 26 July 2017      Total floor area: 107 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,880</b>
<b>Over 3 years you could save</b>	<b>£ 681</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 2,307 over 3 years	£ 1,770 over 3 years	
Hot Water	£ 369 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,880</b>	<b>£ 2,199</b>	<b>You could save £ 681 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 225	✔
2 Heating controls (room thermostat)	£350 - £450	£ 126	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 231	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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**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:

- 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.
- 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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