

# bramleys



22 Shannon Road  
Rastrick  
HD6 3LF

£215,000

*Professionalism with Independence*



12 Victoria Road, Elland, HX5 0PU  
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*This well presented semi-detached property offers deceptively spacious family sized accommodation, with off road parking to the side, detached garage and attractive gardens to the front and rear. Being located on this most pleasant cul de sac of similar style houses, the property is ideally situated for access to both Elland and Brighouse town centres and also the M62 motorway network. Internally the property is equipped with modern fixtures and fittings and comprises: spacious entrance hallway, lounge with wood burning stove, contemporary fitted kitchen with solid oak working surfaces and integrated appliances, sitting room, dining room (potential bedroom 4), three first floor bedrooms and a modern four piece house bathroom. An internal viewing is strongly encouraged.*

The accommodation briefly comprises:-

## GROUND FLOOR:

### Entrance Hall

Enter the property from the side via a uPVC external door into a spacious entrance hall. Having a staircase rising to the first floor level with useful storage cupboard beneath, a central heating radiator and wood flooring.



### Lounge

4.90m x 3.66m (16'1" x 12'0")

A well proportioned reception room, the focal point to the room being the fireplace with stone hearth housing a wood burning stove. There is a central heating radiator, a large uPVC window to the front elevation allowing for plentiful natural light.



### Dining Room/Bedroom 4

2.59m x 3.58m (8'6" x 11'9")

A good sized second reception room which is currently used as a dining room however offers the potential for an extra bedroom. Having wood effect laminate flooring and uPVC window to the rear.



### Kitchen

3.63m x 2.67m plus entrance (11'11" x 8'9" plus entrance)

Having a contemporary range of matching wall and base units with solid wood working surfaces over inset into which is a stainless steel sink unit with side drainer and mixer tap. There are integrated appliances to include electric oven, 4 ring hob and fitted extractor, fridge freezer, dishwasher and space and plumbing for an automatic washing machine. There is part tiling to the walls, tile effect laminate to the floor, central heating radiator, uPVC window to the rear elevation, inset ceiling spotlights and a uPVC external door to the rear garden.



### Sitting Room

2.62m x 2.90m (8'7" x 9'6")

Being a very useful additional reception room and positioned to the front of the property having a uPVC window and central heating radiator.



### FIRST FLOOR:

#### Landing

Having a loft access point and uPVC window to the side elevation.

### Master Bedroom

3.53m x 3.68m max (11'7" x 12'1" max)

Having a uPVC window to the front affording far reaching views and a central heating radiator.



### Bedroom 2

3.25m x 2.72m plus entrance (10'8" x 8'11" plus entrance)

A good sized second bedroom being of double proportions and having a uPVC window to the rear elevation and central heating radiator.



### Bedroom 3

2.26m x 3.71m (7'5" x 12'2")

A good sized third bedroom having a uPVC window to the rear elevation and central heating radiator.





### House Bathroom

Furnished with a four piece contemporary suite in white comprising low flush WC, corner panelled bath, shower cubicle with thermostatic shower and vanity hand wash basin. The walls are fully tiled, having a Velux window, ceiling spotlights and a chrome ladder style heated towel rail.



### OUTSIDE:

To the front of the property is a lawned garden with a shrub border, to the side of the garden is a tarmac driveway which provides off road parking for several vehicles in turn gives access to the detached garage. The garage has an up and over door, power and light. To the rear of the property is an enclosed garden which has a decked terrace with steps leading down to a further garden area.



### COUNCIL TAX BAND:

C

### 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 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.

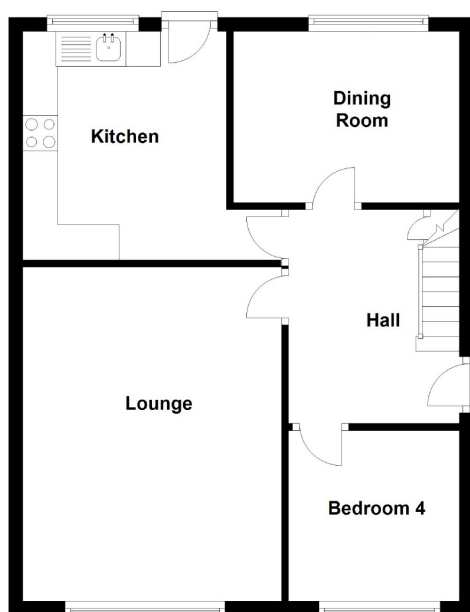
### DIRECTIONS:

Leave our Elland office travelling down Victoria Road into Southgate. At the roundabout turn left and the immediately right into B6114 Dewsbury Road and follow this road up the hill to the traffic lights at Rastrick. Here, turn left into New Hey Road and follow the road to the mini roundabout. Here turn left into Delf Hill. At the next junction take the left hand fork into Lower Edge Road and as the road bears to the left, take the left hand turning into Shannon Road where the property can be found on the right hand side.

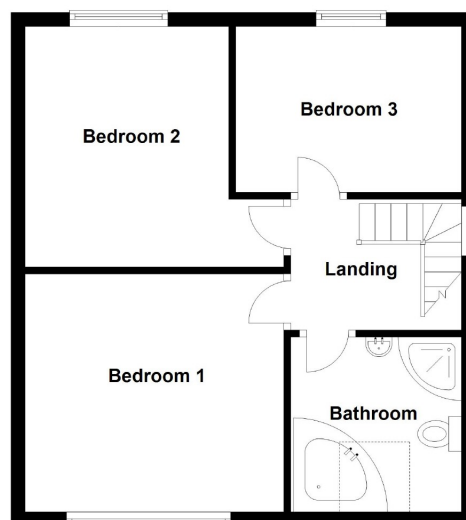




## Ground Floor



## First Floor



### Energy Performance Certificate



22, Shannon Road, BRIGHOUSE, HD6 3LF

Dwelling type: Semi-detached house  
Date of assessment: 25 September 2018  
Date of certificate: 01 October 2018

Reference number: 2258-3039-7281-1798-0970  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 90 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

Estimated energy costs of dwelling for 3 years:	£ 3,237
Over 3 years you could save	£ 1,341

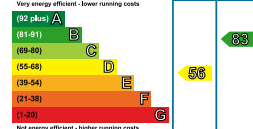
#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 2,736 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 300 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 3,237</b>	<b>£ 1,896</b>	<b>You could save £ 1,341 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



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
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,101
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150
3 Solar water heating	£4,000 - £6,000	£ 93

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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