

# bramleys

# For Sale

**10 BRACKEN WAY  
ELLAND  
HX5 9QH**

**RESIDENTIAL SALES**

Offers Over

**£250,000**



- SET ON A POPULAR DEVELOPMENT
- MODERN LINK DETACHED PROPERTY
- 3 BEDROOMS, ENSUITE TO THE MASTER
- CENTRAL HEATING AND DOUBLE GLAZING
- PLANNING PERMISSION FOR EXTENSION TO REAR
- DRIVE, ATTACHED GARAGE AND SPACIOUS REAR GARDEN



*Situated on this popular development is this 3 bedroomed link detached property being ideal for the young and growing family. The property well presented throughout, with central heating and uPVC double glazing and provides accommodation comprising in brief: Entrance porch, good sized lounge, dining kitchen with integrated appliances, conservatory, 3 first floor bedrooms ensuite to the master bedroom and house bathroom. The property is offered with planning permission for a first floor extension to side and removal of existing conservatory at rear to facilitate single storey extension (Calderdale Planning Approval No.21/00343/HSE). Externally there is a block paved driveway to the front, attached garage and to the rear is a low maintenance enclosed garden with generous deck and artificial lawn.*

**The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

##### **Entrance Porch**

Accessed via a uPVC external door with double glazed panelling and having a central heating radiator and a door accessing:-

##### **Lounge**

4.75m x 4.42m (15'7" x 14'6")

Having an inset living flame gas fire set to a marble hearth, 2 central heating radiators, a uPVC double glazed box bay window to the front elevation, staircase rises to the first floor with understairs storage cupboard and double timber and glazed doors accessing:-



##### **Dining Kitchen**

2.29m x 3.23m (7'6" x 10'7")

The dining kitchen has an overall measurement of 4.72m x 5.23m (15'6" x 17'2"). There is a central heating radiator, wood effect laminate flooring, double doors accessing the conservatory and an archway accessing:-



##### **Kitchen Area**

2.18m x 2.31m (7'2" x 7'7")

Fitted with a range of modern matching wall and base units with galleried shelving and drawer units and having complementary laminated working surfaces inset into which is a 1½ bowl stainless steel sink unit with side drainer. There is plumbing for an automatic washing machine, integrated fridge and dishwasher, 4 ring gas hob with electric oven beneath and extractor hood over and a uPVC double glazed window to the rear elevation.



##### **Conservatory**

3.53m x 2.44m (11'7" x 8'0")

Being uPVC double glazed and dwarf wall in construction with patio doors leading out to the rear garden, central heating radiator and wood effect laminate flooring.



#### **FIRST FLOOR:**

##### **Landing**

Having a central heating radiator, loft access point and a uPVC double glazed window.

##### **Bedroom 1**

4.01m max x 2.84m (13'2" max x 9'4")

Having a central heating radiator and a uPVC double glazed window.





#### Ensuite Shower Room

Being part tiled to the walls and furnished with a 3 piece suite in white comprising shower cubicle with thermostatic shower, wash hand basin with built in vanity and low flush wc. There is a central heating radiator, recessed ceiling spotlights, oak flooring and a uPVC double glazed window.



#### Bedroom 2

2.69m x 2.69m (8'10" x 8'10")

Situated to the rear of the property and having a central heating radiator and a uPVC double glazed window.



#### Bedroom 3

2.24m x 1.83m (7'4" x 6'0")

Situated to the front of the property and having a central heating radiator, uPVC double glazed window and a bulk head cupboard housing the hot water cylinder.



#### Bathroom

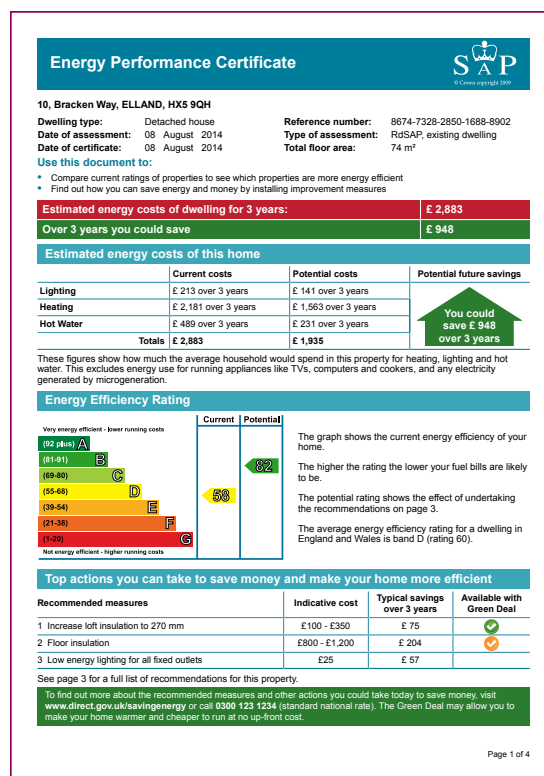
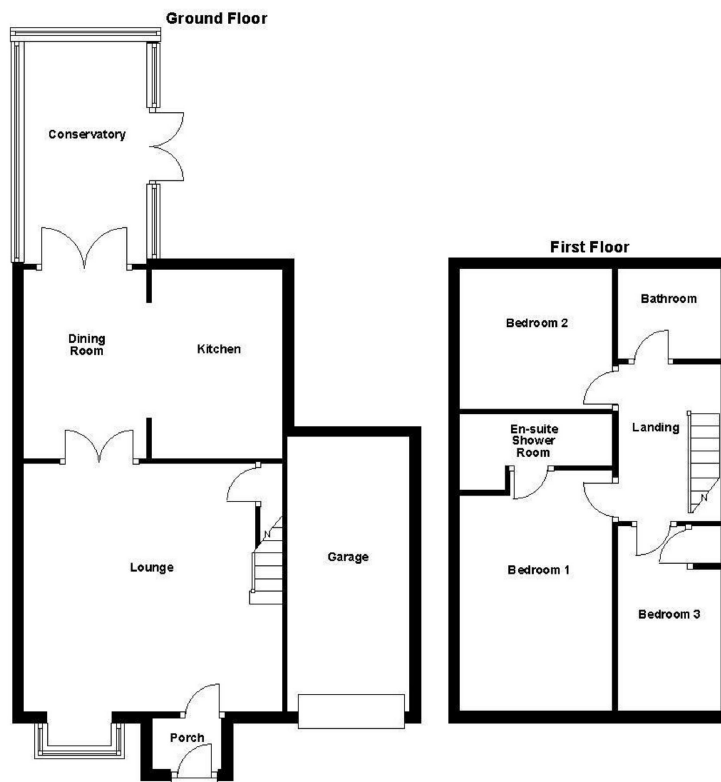
Being part tiled to the walls and furnished with a 3 piece suite in white comprising panelled bath with telephone style shower attachment over, pedestal wash hand basin and low flush wc. There is a central heating radiator, uPVC double glazed window and recessed ceiling spotlights.



#### OUTSIDE:

To the front of the property there is a Herringbone block paved driveway with parking apron and giving access to the attached garage with an up and over door and personal access door to the rear leading onto the rear garden. There is a small shrub border and access down the side of the property where there is gated access to the rear. The rear garden is enclosed and provides a spacious raised deck, with a further low maintenance gravel and artificial lawned garden.





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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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