

28 Bracken Way, Elland, HX5 9QH

**£200,000**

Welcome to Bracken Way, Elland. Priced to reflect works required this THREE bedroom semi-detached property once lovingly refurbished will be a superb family home. Located on this sought after development in the Lower Edge area of Elland accommodation comprises; Entrance porch, spacious lounge with useful understairs storage, dining kitchen and conservatory. To the first floor; landing, two double bedrooms, main bedroom with en-suite shower room, single bedroom and bathroom. Gardens to three sides and off road parking to the rear. The property benefits from majority double glazing and gas central heating. Close to amenities, transport links, Old Earth school and access to the M62 motorway network. Offered FOR SALE with NO CHAIN. Viewing essential.



## Ground Floor

### Entrance Porch



Radiator, wooden floor and fusebox. Inset ceiling spotlight, single glazed stained glass obscure wooden door and obscure glazed side panel to front.

### Lounge 15'5" x 14'9" (4.70 x 4.50)



Two radiators, t.v. and telephone point. Understairs storage, living flame gas fire with marble effect surround and base and wooden fireplace. Wooden double glazed bay window to front.

### Dining Kitchen 9'10" x 15'5" (3.00 x 4.70)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, integrated fridge and freezer, stainless steel one and a half sink and drainer and electric oven, four ring gas hob and extractor hood above. Tiled floor, radiator, wooden double glazed window to rear. Upvc double glazed sliding patio doors lead to conservatory. Programmer and wall mounted 'Ideal' boiler.

### Conservatory 12'2" x 7'3" (3.71 x 2.21)



Wooden floor, Upvc double glazed windows and french doors leading to rear garden.

## First Floor

## Landing



Radiator, loft hatch with drop down ladder. Doors to bathroom and bedrooms;

### Bedroom One 9'6" max x 12'5" max (2.90 max x 3.81 max)



Double bedroom with fitted furniture, radiator and wooden double glazed window to front.

### En-suite Shower Room 9'2" x 3'11" ( max x max) (2.79 x 1.19 (2.8 max x 1.2 max))



Three piece suite comprising low flush w.c., pedestal wash basin and separate shower cubicle with mains shower. Shaver point, extractor fan and inset ceiling spotlights. Radiator, part tiled walls and obscure wooden double glazed window to side.

### Bedroom Two 8'10" x 8'10" (2.69 x 2.69)



Double bedroom with radiator and wooden double glazed window to rear.

### Bedroom Three 5'11" x 8'10" (1.80 x 2.69)



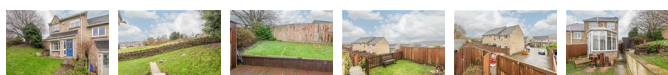
Single bedroom with radiator, telephone point and wooden double glazed window to front. Storage cupboard housing the hot water cylinder.

### Bathroom 6'3" x 5'11" (1.91 x 1.80)



Three piece suite comprising low flush w.c., pedestal wash basin and bath with mixer shower over. Part tiled walls, extractor fan and inset ceiling spotlights. Obscure wooden double glazed window to rear.

### External



Gardens to three sides. Lawn to front with path to front door. Slate area. To the side is a lawn garden and decked area. Gas meter. To the rear is a lawn garden and outside tap.

### Parking

Parking space at the rear of the property.

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

C

### Council Tax Band

C

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### 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.

### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



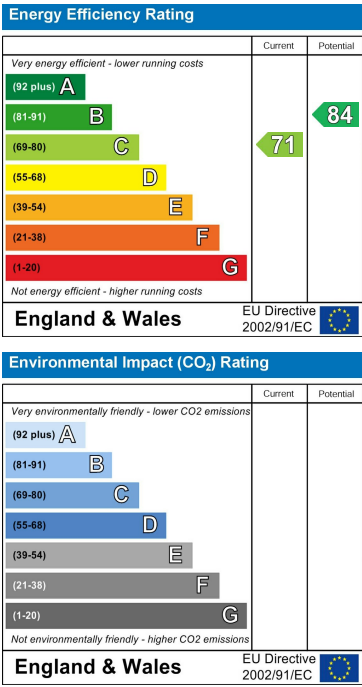
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.