

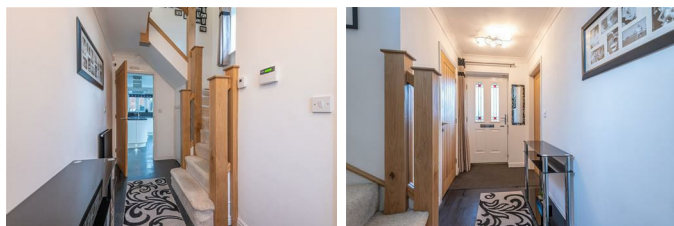
16 Fern Rise, Elland, HX5 9QP

£410,000

Offered FOR SALE is this delightful FOUR bedroom DETACHED property situated in a semi-rural corner of this popular estate in the Lower Edge area of Elland. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge, dining kitchen and sun room. To the first floor; landing, four bedrooms, master with en-suite shower room and bathroom. Off road parking and double garage to front and enclosed garden to the side and rear. The property benefits from Upvc double glazing, gas central heating, smart meters and solar panels. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Aluminum obscure double glazed door to front, useful understairs storage and staircase access to first floor. Radiator, coving to ceiling and room stat. Karndean floor, doors to dining kitchen, lounge and cloaks/w.c;

Lounge 11'7" x 16'0" exc. bay (3.55 x 4.9 exc. bay)



Radiator, t.v. point and coving to ceiling. Upvc double glazed bay window to front, living flame gas fire with granite surround and decorative fireplace. Wired for surround sound speakers, double doors to dining kitchen;

Dining Kitchen 13'9" x 19'4" (4.2 x 5.9)



Having a range of white gloss wall and base units with granite worktop and splashback. Plinth lights, under cupboard lights and dimmable spotlights. Space for American fridge/freezer, stainless steel one and a half sink and drainer, electric oven and induction hob with extractor hood above. Integrated dishwasher, plumbing for washing machine, stop tap and wall mounted condensing 'BAXI' boiler. Upvc double glazed window to rear, two radiators and aluminum double glazed door to side. Karndean floor, wired for surround sound speakers and Upvc double glazed French doors to sun room;

Sun Room 8'2" max x 9'10" max (2.5 max x 3 max)



Tiled floor, radiator and spotlights. Underfloor heating, wired for surround sound speakers, two double glazed velux windows and Upvc double glazed windows to all sides. Upvc double glazed French doors lead out on to the garden.

Cloaks/w.c. 2'9" x 6'6" (0.85 x 2)



Two piece suite comprising low flush w.c. and sink with vanity unit and tiled splashback. Karndean floor, fusebox and Upvc obscure double glazed window to front.

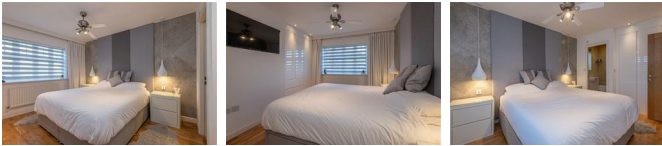
First Floor

Landing



Radiator, storage cupboard housing the hot water cylinder and Upvc double glazed window to side. Loft hatch with drop down ladder. Loft is fully boarded and has power and light. Doors to bathroom and bedrooms;

Bedroom One 9'10" max x 12'11" to robes (3 max x 3.95 to robes)



Double bedroom with oak laminate floor, radiator and part tiled stone walls. Spotlights, built in wardrobes and Upvc double glazed window to front. Door to en-suite shower room;

En-suite Shower Room 5'1" max x 6'6" max (1.55 max x 2 max)



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with mains shower. Italian 'travertine' tiled floor and walls. Chrome heated towel radiator, spotlights, extractor fan and Upvc obscure double glazed window to side.

Bedroom Two 9'4" max x 11'7" max (2.85 max x 3.55 max)



Double bedroom with laminate floor, radiator and Upvc double glazed window to rear.

Bedroom Three 6'10" x 11'1" (2.1 x 3.4)



Single bedroom with laminate floor, radiator and spotlights. Fitted wardrobes and Upvc double glazed French doors with Juliet balcony affording the superb views over the neighbouring fields.

Bedroom Four 8'0" max x 8'8" max (2.45 max x 2.65 max)



Single bedroom with radiator, spotlights, fitted wardrobes and Upvc double glazed window to front.

Bathroom 5'6" x 6'10" (1.7 x 2.1)



Three piece suite comprising low flush w.c. sink and 'p' shaped bath with waterfall tap, mixer shower and glass shower screen. Italian 'travertine' tiled floor and walls, spotlights and extractor fan.

External



To the front is a block paved driveway providing off road parking for two cars, external light and double garage. To the side; Gas and electric meter, outside tap and security light. To the rear of the property is a two level decked area with decking lights and separated with glass balcony, privately housed hot tub with concertina doors, full electric, lighting an wired for surround sound. Large storage shed. The upper garden is private and not overlooked. Two level garden consisting of a five fruit tree orchard, greenhouse and three vegetable planting areas. Summerhouse and large synthetic grassed area set aside for a garden room (plans available). Extending to the side is a large lawn and decked area with roof and decking lights.

Garage



Detached from the property is a large extensive garage with Black Hormann electric door, security door to rear, electric, t.v. aerial, white washed walls

and large fully boarded storage attic with ladder access.

Parking

Driveway provides off road parking

Water

Water rates

Tenure

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

Energy Rating

B

Council Tax Band

D

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.

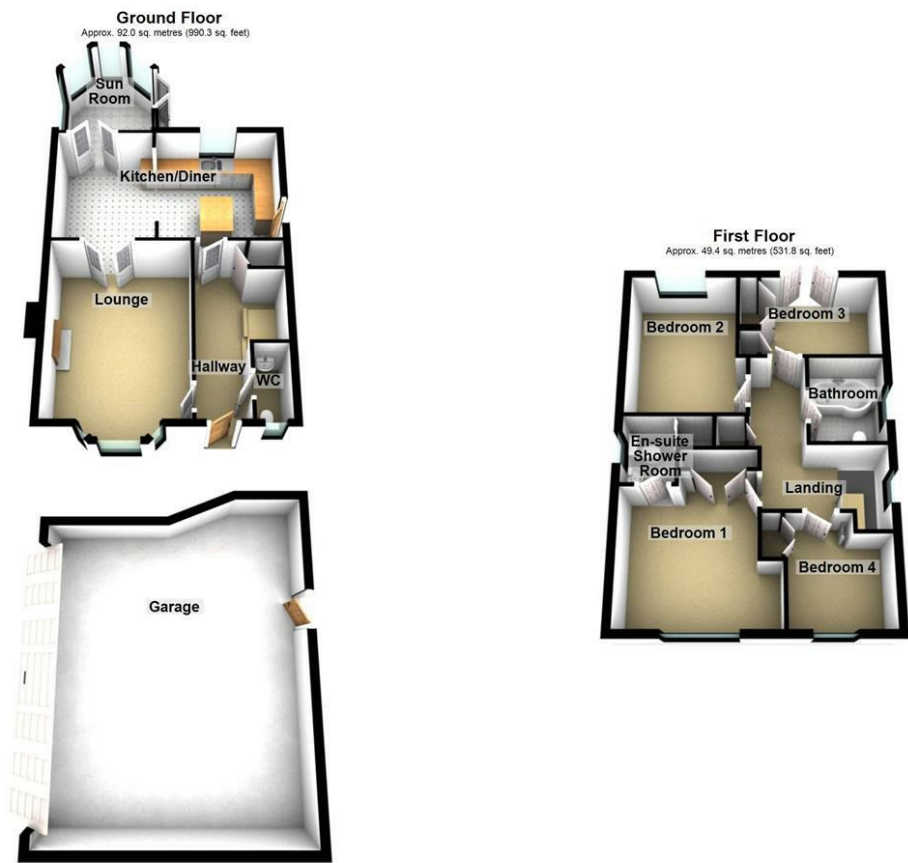
Boundaries & Ownerships

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

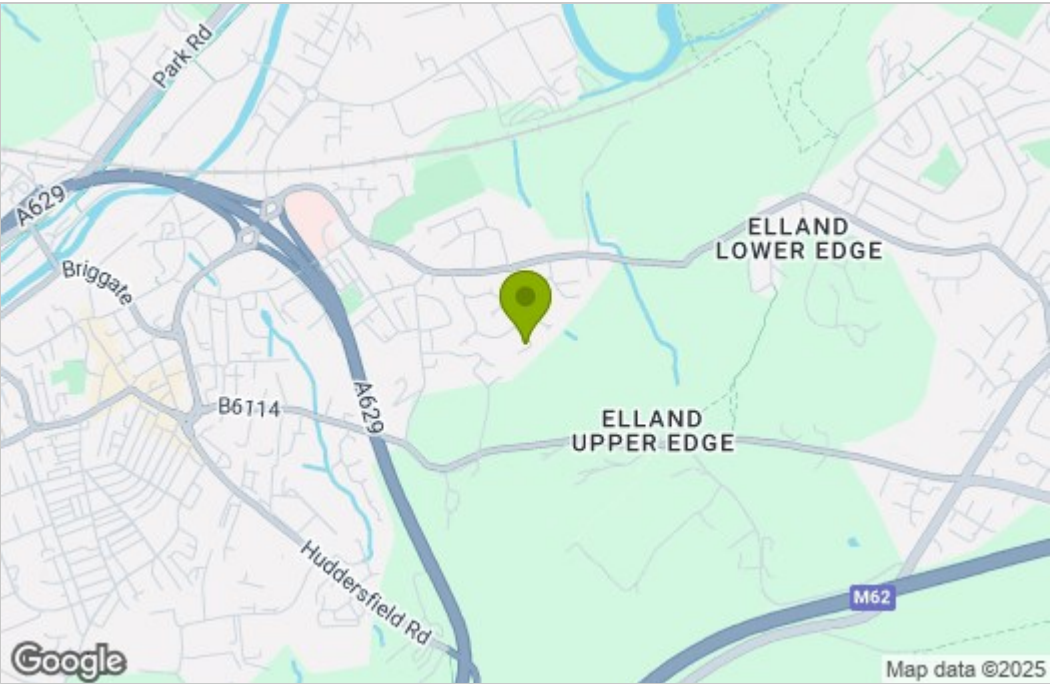
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Floor Plan

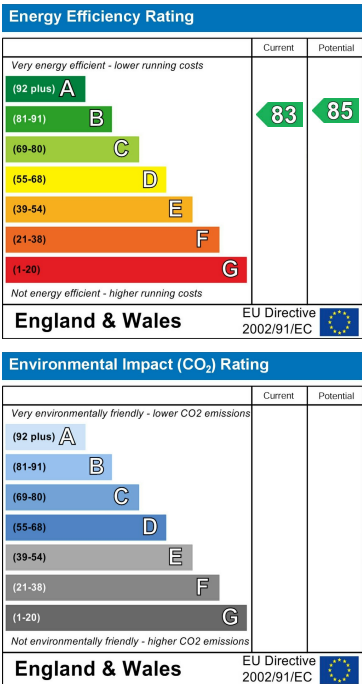


Total area: approx. 141.4 sq. metres (1522.2 sq. feet)

Area Map



Energy Efficiency Graph



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