26 Bracken Way, Elland, HX5 9QH

**Offers Over £230,000**

Offered FOR SALE is this well presented THREE bedroom semi-detached property in the popular Lower Edge area of Elland. Accommodation comprises; Entrance porch, spacious lounge with useful understairs storage and dining kitchen. To the first floor; landing, three bedrooms, main bedroom with en-suite shower room and bathroom. Gardens front and rear and off street parking to the rear. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Porch 2'7" x 4'5" (0.8 x 1.35)

Wooden obscure double glazed door and window to front, fusebox and part wood paneled wall. Spotlight and door to lounge;

### Lounge 14'3" x 15'5" (4.35 x 4.7)

Spacious room with parquet effect laminate floor, telephone point and t.v. point. Two radiators, understairs storage and living flame gas fire with marble effect surround and wooden fireplace. USB socket, wooden double glazed window to front and staircase access to first floor. Door to dining kitchen;

### Dining Kitchen 10'0" x 15'5" (3.05 x 4.7)

Having a range of wall and base units with laminate worktop and laminate and tiled splashback. Four ring 'Beko' gas hob with glass splashback and extractor hood above. Electric oven, microwave, space for fridge/freezer and plumbing for washing machine. Tiled floor, wall mounted 'Ideal' condensing combi boiler and radiator. Ceramic sink and drainer, mobile room stat, Upvc double glazed window and French doors to rear.

## First Floor

### Landing

Radiator, loft hatch with drop down ladder. The loft is part boarded and has light. Doors to bathroom and bedrooms;

### Bedroom One 9'6" max x 13'1" max (2.9 max x 4 max)

Double bedroom with radiator, fitted wardrobes, cupboards and drawers. Upvc double glazed window to front. Door to en-suite shower room;

### En-suite Shower Room 4'1" max x 9'6" max (1.25 max x 2.9 max)

Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Spotlights, extractor fan and electric shaver point. Tiled floor, part tiled walls, radiator and Upvc obscure double glazed window to side.

## Bedroom Two 8'10" max x 9'6" max (2.7 max x 2.9 max)

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

## Bedroom Three 5'10" x 9'10" (1.8 x 3)

Single bedroom with laminate floor, radiator and Upvc double glazed window to front. Storage cupboard with hanging rail.

## Bathroom 5'8" x 6'4" (1.75 x 1.95)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled walls, tiled floor and spotlights. Extractor fan, chrome heated towel radiator and Upvc obscure double glazed window to rear.

## External

To the front is a patio and lawn with raised border. External light. To the rear is an external/sensor light and outside tap. Patio and lawn with soil border.

## Parking
Off road parking to rear for two cars

## Tenure
We have been advised by the vendor that the property is leasehold.

## Water
Water Rates

## Energy Rating
C

## Council Tax Band
C

## Viewings
Strictly by appointment. Contact Dawson Estates.

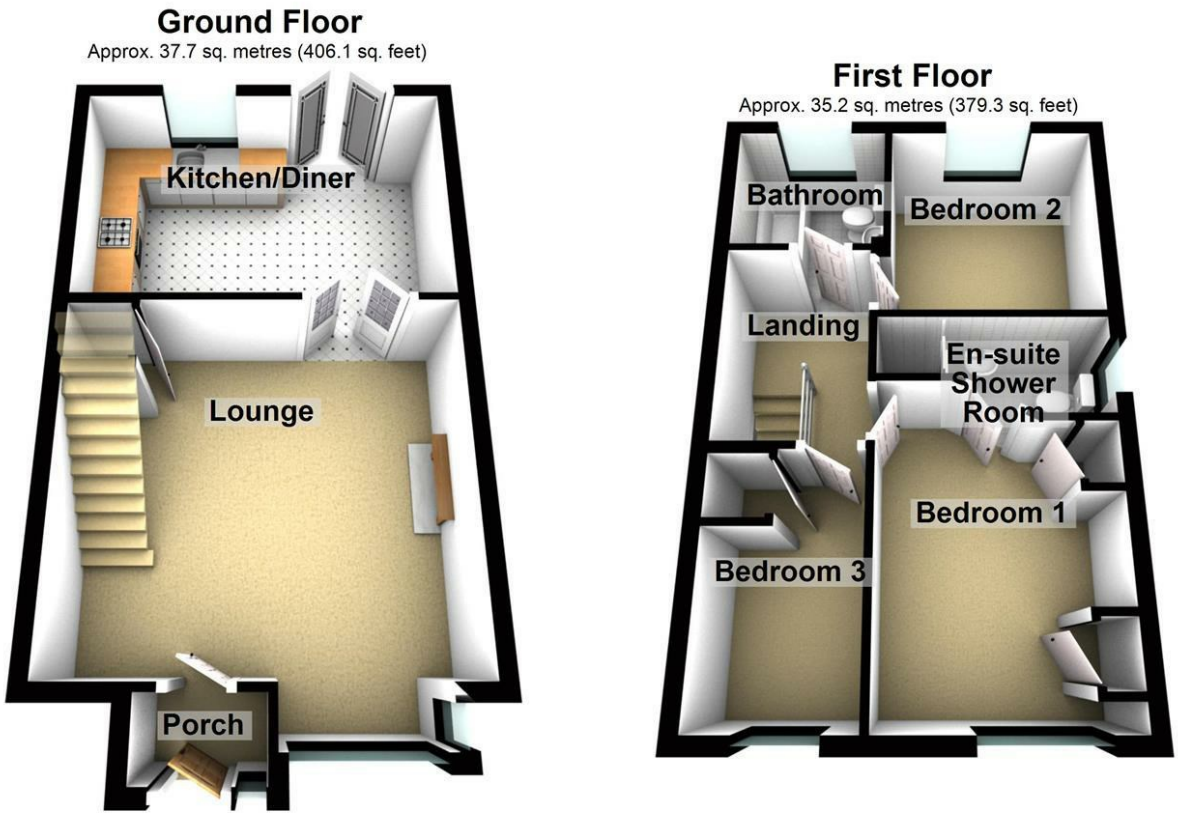
## Property to Sell?
Call for a FREE, no obligation valuation.

## 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.

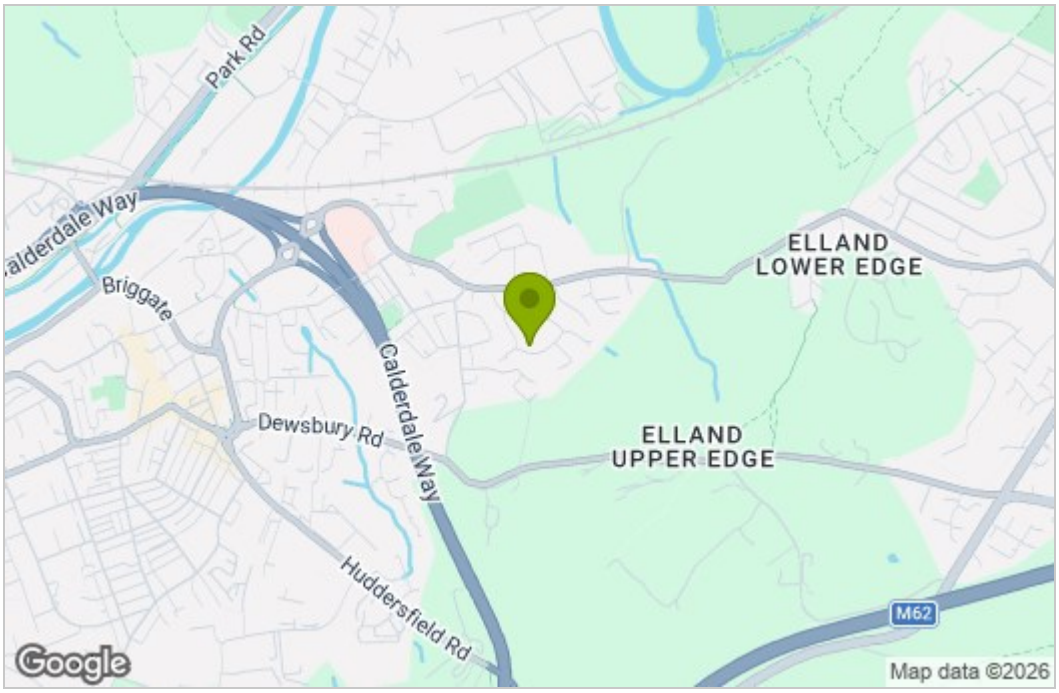
## Mortgages
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates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

## Floor Plan

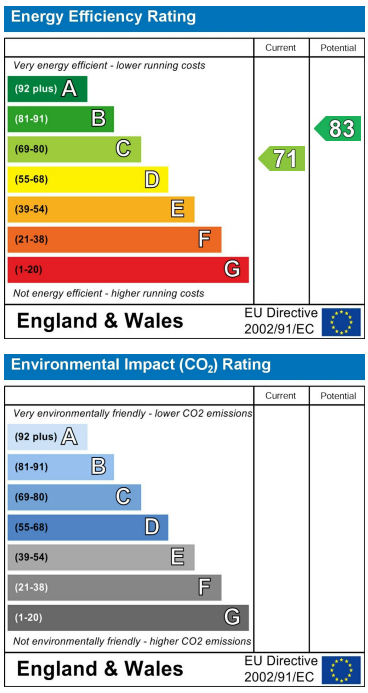



Total area: approx. 73.0 sq. metres (785.4 sq. feet)

## Area Map




## Energy Efficiency Graph

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