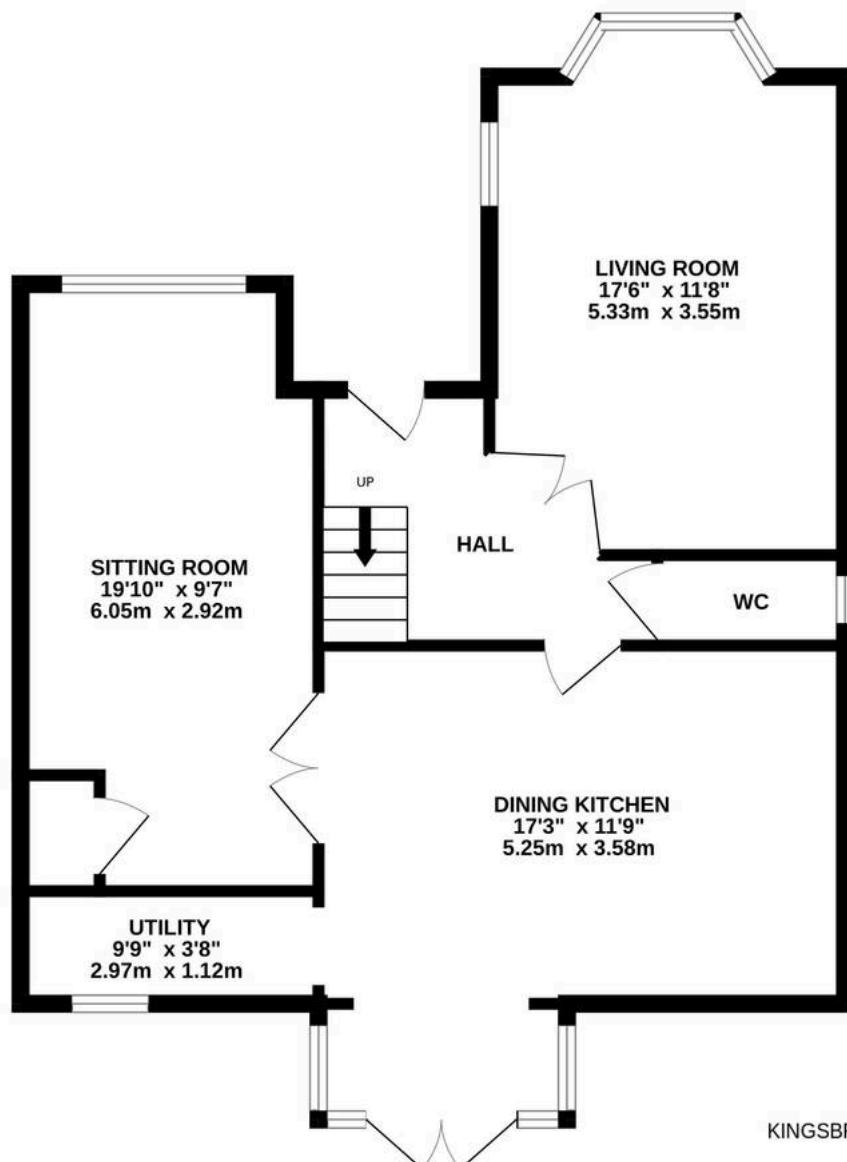




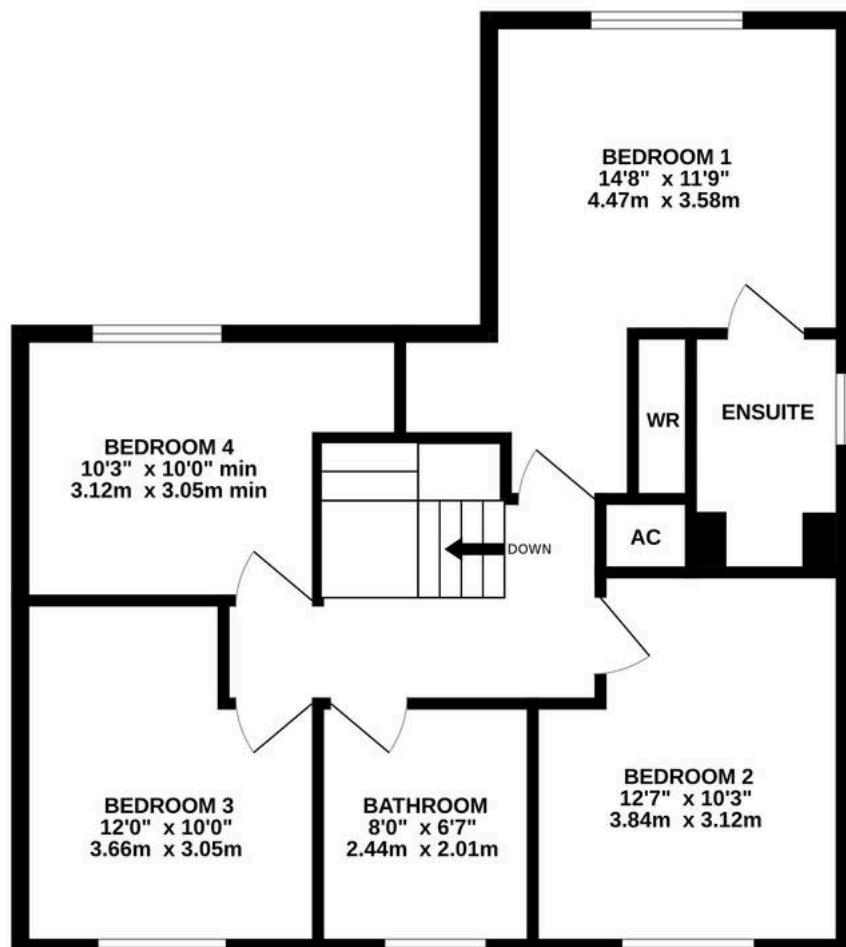
**16 Kingsbrooke Drive, Elland**  
Elland

Offers in Region of £400,000

## GROUND FLOOR



## 1ST FLOOR



KINGSBROOKE DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 16 Kingsbrooke Drive

Elland

A modern four bedroom detached family home, situated on a cul de sac in a delightful semi rural location with lovely views yet just minutes from J24 of the M62.

Constructed by Harron Homes, the property provides tastefully appointed and well planned accommodation and is available with no onward chain.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, downstairs WC, living room, sitting room, dining kitchen and utility room. First floor landing leading to four bedrooms with master en suite and family bathroom. Externally there is a block paved driveway providing off road parking together with low maintenance gardens with pleasant partly walled rear garden.



#### Ground Floor

Entrance hall with composite panelled and frosted double glazed door, ceiling light point, central heating radiator, spindled return staircase rising to the first floor with useful storage cupboard beneath and with Amtico herringbone wood effect flooring which continues through into the dining kitchen and utility room. From the hallway access can be gained to the following rooms..-

#### Downstairs WC

6' 0" x 3' 0" (1.83m x 0.91m)

With a ceiling light point, frosted pvcu double glazed window, part tiled walls, central heating radiator, Amtico herringbone wood effect flooring and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap and low flush WC.

#### Living Room

17' 6" x 11' 8" (5.33m x 3.56m)

The first of two well proportioned reception rooms which is approached through twin timber and bevelled glass doors, there is a walk in bay with pvcu double glazed windows enjoying some stunning far reaching views across open country side and with further natural light from a pvcu double glazed window to the side elevation. There is a ceiling light point and central heating radiator.



## Dining Kitchen

17' 3" x 11' 9" (5.26m x 3.58m)

This is situated to the rear of the property and has the benefit of a large walk in bay which is 8'2" by 3'9" and this floor to ceiling pvcu double glazed windows together with central french doors with further natural light coming from a pvcu double glazed window. There are inset led down lighters, two ceiling light points above the dining section, Amtico herringbone wood effect flooring and fitted with a range of cream gloss base and wall cupboards, drawers, contrasting timber effect overlying worktops with tiled splash backs, four ring stainless steel gas hob, with stainless steel and curved glass extractor hood over, stainless steel electric fan assisted oven beneath, integrated dishwasher, integrated fridge, integrated freezer and an inset 1 1/2 bowl single drainer stainless steel sink with chrome monobloc tap. To one side an archway gives access to the utility room.

## Utility Room

9' 9" x 3' 8" (2.97m x 1.12m)

With a pvcu double glazed window, ceiling light point, extractor fan, vertically hung radiator, Amtico herringbone wood effect flooring, cream gloss wall cupboard, timber effect worktop and with under counter space for washing machine. To one side a composite and sealed unit double glazed door gives access to the rear garden.

## Sitting Room

20' 0" x 9' 7" (6.10m x 2.92m)

This generously proportioned room is accessed from the dining kitchen through twin timber and leaded glazed doors, there are pvcu double glazed windows which enjoy some fabulous far reaching views across open country side, there are inset led down lighters, as the main focal point of the room there is a wood burning stove and in one corner a door gives access to a cupboard which houses a wall mounted ideal gas fired central heating boiler.





### First Floor

Landing with loft access, ceiling light point, central heating radiator and cylinder cupboard. From the landing access can be gained to the following rooms..-

#### Bedroom One

14' 8" x 11' 9" (4.47m x 3.58m)

A double room situated to the front of the property and enjoying wonderful far reaching views over open country side, there is a pvcu double glazed window, ceiling light point, fitted floor to ceiling mirror fronted sliding door wardrobe, there is a further recess with two hanging rails, central heating radiator. To one side a door gives access to an en suite shower room.

#### En Suite Shower Room

8' 0" x 5' 0" (2.44m x 1.52m)

With a frosted pvcu double glazed window, floor to ceiling tiled walls, tiled floor, inset led down lighters, central heating radiator and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and large tiled shower cubicle with a sliding glass door and shower rose.

#### Bedroom Two

10' 3" x 12' 7" (3.12m x 3.84m)

A double room over looking the rear garden with far reaching views to one side, there is a ceiling light point, pvcu double glazed window and central heating radiator.



### **Bedroom Three**

12' 0" x 10' 0" (3.66m x 3.05m)

A double room overlooking the rear garden and once again enjoying far reaching views, there is a ceiling light point, central heating radiator and pvcu double glazed window.

### **Bedroom Four**

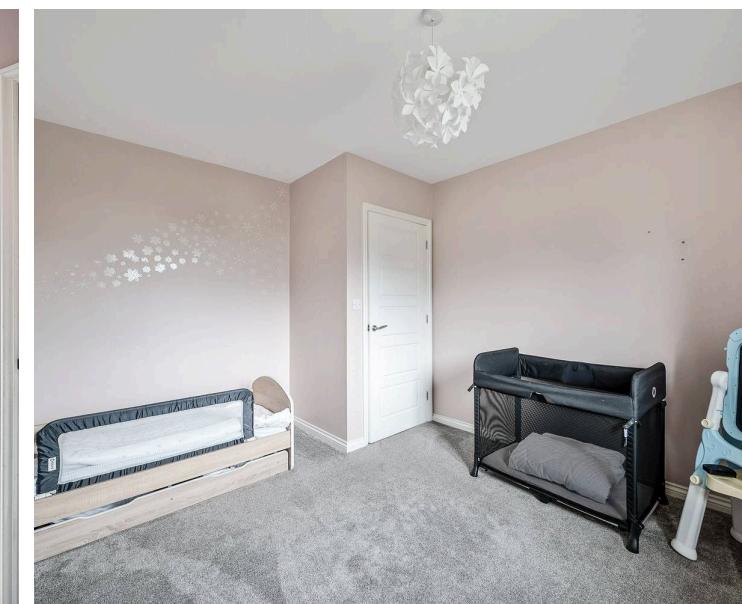
10' 0" x 10' 3" (3.05m x 3.12m)

With pvcu double glazed window enjoying lovely far reaching views across open country side, there is a ceiling light point, central heating radiator and a recess with two cloaks rails.

### **Bathroom**

8' 0" x 6' 7" (2.44m x 2.01m)

With a frosted pvcu double glazed window, inset led down lighters, extractor fan, half tiled walls, tiled floor, central heating radiator and fitted with a four piece suite comprising pedestal wash basin with chrome monobloc tap, low flush WC, panelled bath with chrome monobloc tap, tiled shower cubicle with bi fold door and chrome shower fitting.



## Garden

To the front of the property there is a lawned garden with flagged pathway leading to the main entrance. To the right hand side of the house there is a turfed area and flagged pathway with crushed blue slate border and a timber hand gate partway down providing access to the rear. The rear garden is partly walled and remainder timber fence providing a good degree of privacy and security with flagged patio spanning full width of the property, an outside cold water tap to one side and an area of astro turf.

## Garage

To the front of the property there is a block paved driveway which provides off road parking and includes a EV charging point.



**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

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2. None of the main 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 in situ by the vendors.

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Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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