

bramleys



7 Hazelmoor Fold, Blackley, Elland, HX5 0DR

POA

Professionalism with Independence

Tucked away towards the head of the cul-de-sac is this modern 4 bedroom detached residence. Being situation on this modern development being built by the locally renowned builder Harron Homes. The property offers immaculately presented accommodation throughout with high quality fixtures & fittings & enjoys spectacular far reaching views to both the front & the rear of the property. To the ground floor are 2 reception rooms, cloakroom/WC & a well proportioned family dining kitchen with separate utility room. To the first floor are 4 bedrooms with en-suite to master, plus a further 4 piece house bathroom suite. Externally, a double width block paved driveway leads to an integral double garage with lawned garden area to the front & generous enclosed lawned & paved garden to the rear. The property would make an ideal purchase for the growing family, being ideally placed for well regarded local schooling, access to the larger towns of Halifax and Huddersfield and the M62 motorway.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via an external door with side glazed panel into the:-

Entrance Hall

A spacious hallway having tiling to the floor, a central heating radiator, inset ceiling spotlights and a staircase rising to the first floor, double doors with inset glazed panels giving access to the lounge and a further door gives access to the integral garage.



Cloakroom/WC

Having a continuation of the floor tiles from the hallway, part tiling to the walls and furnished with a 2 piece white suite comprising low flush WC and wall mounted wash hand basin. There is a central heating radiator and inset ceiling spotlights.

Dining Kitchen

6.50m x 3.56m max. (21'4" x 11'8" max.)

Also having a continuation of the tiled flooring, there is a spacious dining area with 2 central heating radiators and uPVC double glazed French doors giving access to the rear garden. The kitchen area is fitted with modern wall and base units with complementary working surfaces over incorporating a breakfast bar and inset one and a half bowl stainless steel sink with side drainer and mixer tap. Integrated appliances to include a double oven, five ring gas hob, fitted extractor canopy, integrated dishwasher, wine fridge and fridge freezer. Featuring under cupboard lighting with under counter top lighting and plinth lighting and inset spotlights to the ceiling. Having a uPVC double glazed window to the rear elevation and a further door accesses the utility room.



Utility

1.63m x 2.08m (5'4" x 6'10")

Being fitted with a range of wall units and working surface with space and plumbing for an automatic washing machine and dryer. There is a central heating radiator, inset ceiling spotlights and an external door giving access to the side of the property.

Lounge

5.05m x 3.68m (16'7" x 12'1")

A well proportioned lounge being positioned to the rear of the property and having uPVC double glazed French doors which open out to the rear garden and having a central heating radiator.



Family Room

3.66m x 3.89m max. into the bay (12'0" x 12'9" max. into the bay)

Positioned to the front of the property and having uPVC double glazed bay window which enjoys an open aspect and pleasant views to the front of the property. Having a central heating radiator and this room is currently presented as a playroom/family room but makes an ideal second reception room or dining room.



FIRST FLOOR:

Landing

Having inset ceiling spotlights, a central heating radiator, cupboard housing the hot water cylinder and loft access point.

Master Bedroom

3.45m max. x 3.89m max. to the robes (11'4" max. x 12'9" max. to the robes)

A spacious master bedroom positioned to the front of the property and having a uPVC double glazed window which enjoys the pleasant far reaching views, central heating radiator and a bank of fitted wardrobes having sliding mirrored doors, a further door leads to the en-suite.



Bedroom 3

2.82m max. x 3.68m max. (9'3" max. x 12'1" max.)

Another double bedroom having fitted wardrobes with sliding mirrored doors, central heating radiator and uPVC double glazed window to the rear elevation.



En-suite Shower Room

Being furnished with a 3 piece white suite comprising low flush WC, pedestal wash hand basin and double shower enclosure with thermostatic shower. The walls and floor are fully tiled with inset spotlights to the ceiling, extractor fan, a chrome ladder style heated towel rail and a uPVC double glazed window.

Bedroom 2

2.77m x 3.66m (9'1" x 12'0")

Another well proportioned double bedroom to the rear enjoying far reaching views via a uPVC double glazed window also with central heating radiator.







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Bedroom 4

2.13m x 3.30m (7'0" x 10'10")

Having a uPVC double glazed window to the front and central heating radiator.



Family Bathroom

Being fully tiled to the walls and floor and furnished with a 4 piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath with mixer tap and shower cubicle with thermostatic shower and rainfall style shower head. Also having inset ceiling spotlights, extractor fan and uPVC double glazed window.



Garage

5.33m max. x 5.89m max. (17'6" max. x 19'4" max.)

Double garage with up and over door, power and light and also houses the central heating boiler.

OUTSIDE:

To the front of the property is a lawned garden area with adjoining double width block paved driveway leading to the integral double garage. To the rear of the property there is a generous garden area enclosed by timber fencing and comprises terraced seating areas and lawned area.



COUNCIL TAX BAND:

E

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.

VIEWINGS:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a

suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave our Elland Office via Victoria Road bearing left on the bend onto the continuation of Victoria Road. Continue passing Brooksbank High School on the left and shortly after turn left onto Blackley Road. Proceed up the hill and upon reaching the new housing development on the left hand side turn left into Pennine Avenue and then turn right onto Hazelmoor Fold. Continue round to the left where the property can be found on the left hand side.

Energy Performance Certificate



7, Hazelmoor Fold, ELLAND, HX5 0DR

Dwelling type: Detached house
 Date of assessment: 21 December 2016
 Date of certificate: 21 December 2016
 Reference number: 2898-0972-7352-4296-1924
 Type of assessment: SAP, new dwelling
 Total floor area: 135 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,677**

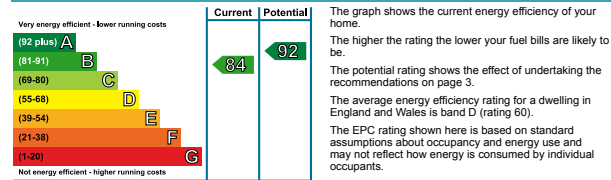
Over 3 years you could save: **£ 138**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 1,131 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 324 over 3 years	£ 183 over 3 years	
Totals	£ 1,677	£ 1,539	You could save £ 138 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

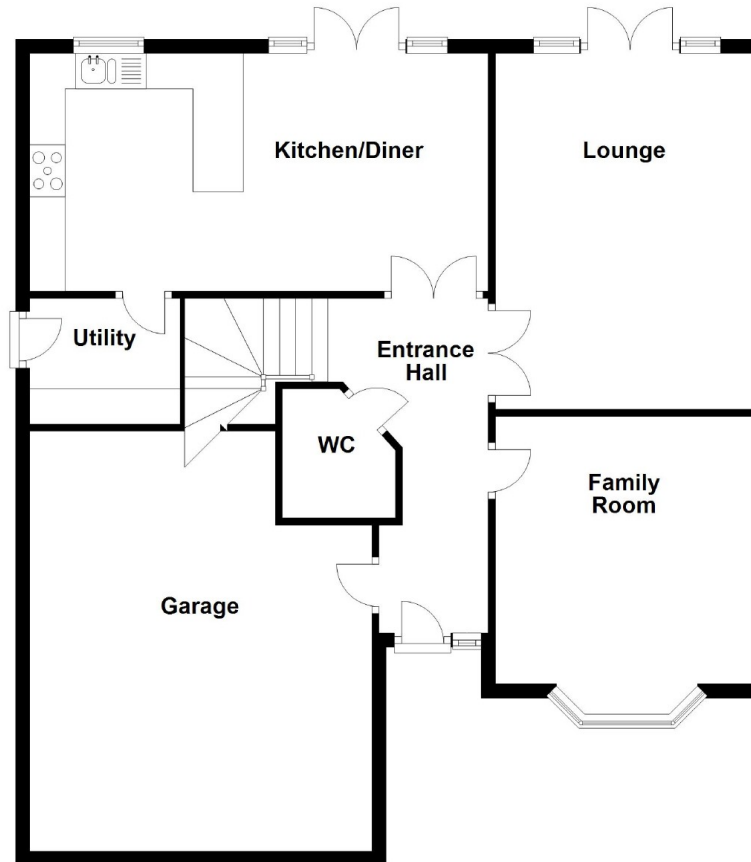
Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 771

Ground Floor



First Floor

