



**39 Blackley Road, Elland, HX5 0TB**

**Offers Over £385,000**

- : Superb Extended Family Home
- : Breathtaking Panoramic Views
- : Attractive Modern Open Plan Dining Kitchen
- : Four Bedrooms (one with external access)
- : Easy Access to Elland Town centre & M62
- : Highly Desirable Location
- : 2 Reception Rooms
- : Downstairs Cloakroom
- : Quality Fixtures & Fittings
- : Viewing essential

# 39 Blackley Road, Elland HX5 0TB

Step inside this superb extended four bedroom semi-detached family residence, and you cannot fail to be impressed by the attractive and spacious accommodation it offers. This outstanding home combines character, practicality, and contemporary design, making it ideal for the growing family.

The property briefly comprises: entrance hall, downstairs cloakroom, lounge, modern open-plan dining kitchen, sitting Room, four bedrooms (one with external access only), modern bathroom, uPVC double glazing, gas central heating, gardens to front and rear, a driveway providing off-road parking facilities, and a detached garage (for storage only).

Located in a highly desirable and much sought-after residential setting, it provides excellent access to the M62 motorway network, linking the business centres of Manchester and Leeds. It also enjoys convenient access to the local amenities of Elland and boasts superb panoramic views from its slightly elevated, and commanding position. Properties of this quality in such a location are rarely available, and early viewing is strongly recommended to avoid disappointment.



Council Tax Band: C



## ENTRANCE HALL

A composite front door with floor-to-ceiling uPVC double glazed windows to either side opens into a welcoming entrance hall. Features include a uPVC double glazed side window, inset ceiling spotlights, laminate wood flooring, one radiator, and cornice to the ceiling. Door opens to an under the stairs cupboard providing useful storage facilities.

From the entrance hall door opens to the

## DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising a hand wash basin in vanity unit with mixer tap and low flush WC. Partially tiled walls with complementing decor, uPVC double glazed window to the side elevation, inset spotlights, one radiator, and laminate wood flooring.

From the entrance hall door opens to the

## LOUNGE

14'0" x 12'11"

This bright and spacious lounge has a bay window to the front elevation incorporating uPVC double glazed units. A feature fireplace with marble inset and hearth houses a coal-effect living flame gas fire. cornice to ceiling one double radiator, TV fittings, and a fitted carpet.

From the entrance hall doorway through to the

## DINING KITCHEN

19'5" max x 15'10"

This superb open-plan dining kitchen is fully fitted with a range of modern grey wall and base units with matching work surfaces and splashbacks. Features include: Single drainer sink with mixer tap, Five-ring induction hob with stainless steel extractor in canopy above, Integrated appliances: fridge, freezer, electric oven and grill, combination oven, warming drawer, washing machine, and dishwasher, Central breakfast bar/dining island, Inset ceiling spotlights, modern vertical radiator, and laminate wood flooring, uPVC double glazed side windows and floor to ceiling window to the

rear elevation provide this room with its light and spacious aspect.

from the dining kitchen through to the

## SITTING ROOM

15'7" x 14'3"

Enjoying breath-taking panoramic views down the valley, this beautiful room has the benefit of, floor-to-ceiling double glazed windows to the front, Bi folding doors to the side opening onto the decking, an additional side window for extra light, HETA log-burning stove, inset ceiling spotlights, wall mounted tv fittings, modern vertical radiator, and a laminate wood flooring

From the entrance hall stairs with fitted carpet lead to the

## LANDING

Accessed via carpeted stairs with cornicing, fitted carpet, uPVC double glazed side window, and loft access.

From the landing door opens to the

## BATHROOM

Modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, and panelled bath with rainfall shower overhead. Fully tiled including the floor, with inset ceiling spotlights, uPVC double glazed windows to the rear and side elevations, and a chrome heated towel rail/radiator. This attractive bathroom has the benefit of electric under floor heating.

From the landing a door opens to

## BEDROOM ONE

12'4" x 11'5"

Spacious principal bedroom with fitted wardrobes spanning one wall, uPVC double glazed rear window offering panoramic views, inset ceiling spotlights, one double radiator, and a fitted carpet.

From the landing a door opens to

#### **BEDROOM TWO**

11'0" x 10'11"

This second double bedroom is fitted with wardrobes and cupboards, uPVC double glazed front window, double radiator, and a fitted carpet.

from the landing a door opens to

#### **BEDROOM THREE**

8'5" x 7'10" (narrowing to 5'2")

With uPVC double glazed window to the front elevation, double doors to built-in cupboard, one double radiator, and a fitted carpet.

#### **BEDROOM FOUR / SALON / OFFICE**

13'11" x 13'10"

This room is only accessed from the rear garden. It is presently fitted as a hair and beauty salon, although could be used as a fourth bedroom or office. It has uPVC double glazed windows to the front elevation, tiled flooring, power, lighting, and water supply, and one radiator a sliding door opens to a separate WC with modern white two-piece suite incorporating a hand wash basin with mixer tap and low flush WC

#### **GENERAL**

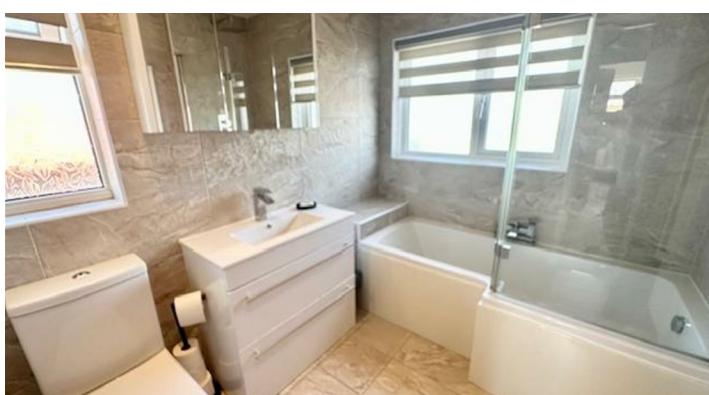
The property is constructed from stone and brick and is partially rendered, and is surmounted by a tiled roof. It benefits from all mains services gas, water, and electricity as well as uPVC double glazing and gas central heating. The property is Freehold and is in Council tax Band C

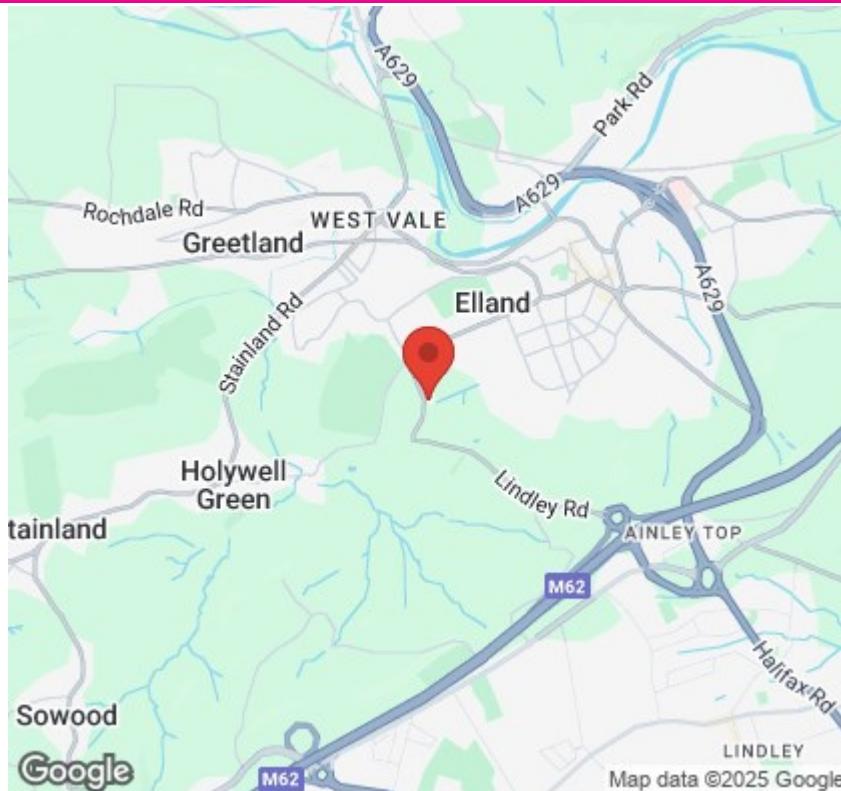
#### **EXTERNAL**

To the front of the property there is a flagged patio area with raised flowerbed and tarmac driveway continuing along the side, offering ample off-road parking.

To the rear of the property there is delightful landscaped garden with a decked area accessed from the sitting room, steps down to a large flagged patio ideal for entertaining, and an enclosed lawned area, mature plants and shrubs. There is a detached garage with an electric door offering excellent storage but is no longer accessible by vehicles due to the rear extension. Raised flowerbeds with mature plants and shrubs add further charm. There is external access to extensive and useful storage space under the property.







## Directions

SAT NAV HX5 0TB

## Viewings

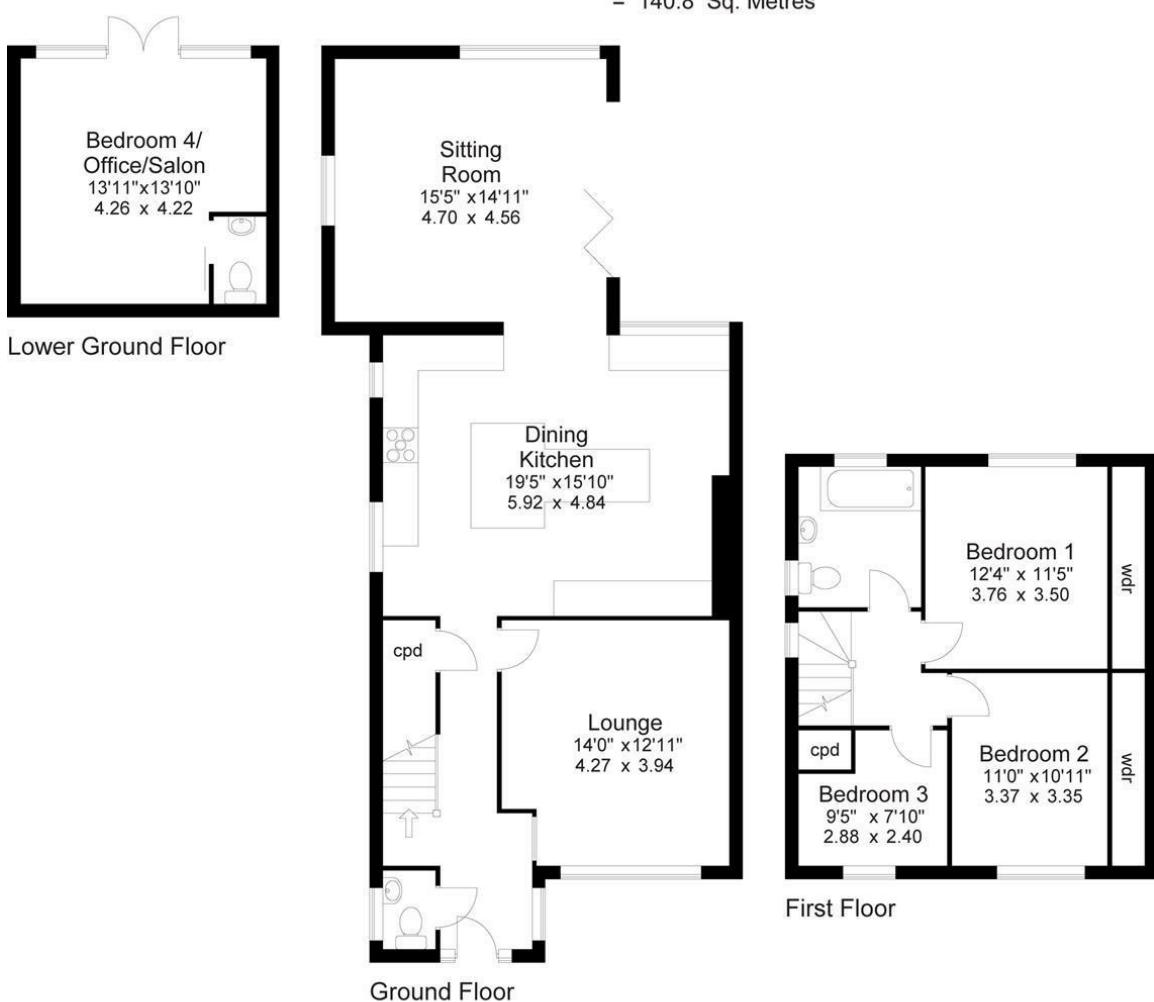
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

Approx Gross Floor Area = 1515 Sq. Feet  
= 140.8 Sq. Metres



For illustrative purposes only. Not to scale.