

Ashgrove House Elland Road, Elland, HX5 9JB

£350,000

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Situated within the prestigious Ashgrove Estate, this beautifully presented three/four bedroom townhouse forms part of an exclusive courtyard development of just ten properties, set within approximately 40 acres of mature woodland and beautifully maintained parkland. Arranged over four floors, the property has been thoughtfully presented throughout and offers stylish, versatile accommodation including a superb open plan living dining kitchen, impressive principal bedroom with dressing room and spacious ensuite bathroom, and a versatile lower ground floor currently arranged as a cinema room, bar and home office space.

A particular feature is the property's south facing position, with the rear garden enjoying attractive views across the lake and surrounding parkland. The landscaped front forecourt provides an off-road parking space, with further parking available via an allocated space and separate garage. Combining a high standard of presentation with a peaceful semi-rural setting, the property is also conveniently positioned for the M62 motorway network, Leeds and Manchester.
















## GROUND FLOOR:

### Entrance Hall

Accessed via an entrance door opening into a welcoming reception hallway with staircase rising to the first floor.

### Open Plan Living Area

26'7 x 14'3 max (8.10m x 4.34m max)

A spacious and naturally light open plan living area with two sets of glazed French doors providing direct access to the south facing rear garden and enjoying attractive views across the surrounding grounds. The room provides a superb setting for both everyday living and entertaining and incorporates a feature wood-burning stove with fitted shelving and storage to the alcoves.

### Kitchen Dining Area

The kitchen is fitted with a quality range of contemporary units arranged around the dining area, complemented by Corian working surfaces incorporating a sink unit with mixer spray tap. Integrated appliances include built-in oven and microwave, induction hob with extractor over, integrated fridge freezer, dishwasher and washer dryer. Tiled flooring and arched window to the front, with the dining area opening through to the lounge, creating a sociable open plan space with direct access to the rear garden.

## LOWER GROUND FLOOR:

### Cinema Room / Bar / Home Office

24'3 x 14'11 max (7.39m x 4.55m max)

A versatile lower ground floor space currently arranged as a cinema and entertaining area with fitted bar and home office. The room features a media wall, mood lighting and a central island incorporating a built-in wine fridge and useful storage. This adaptable space











could be utilised in a variety of ways, including a gym, games room, home office or occasional fourth bedroom.

## FIRST FLOOR:

### Landing

### Master Bedroom

10'7 x 15'7 (3.23m x 4.75m)

An impressive master suite occupying much of the first floor and enjoying a southerly aspect with attractive views across the lake, grounds and surrounding countryside. The room benefits from feature lighting and a spacious layout providing a comfortable principal bedroom suite.

### Dressing Area

6'2 x 4'3 (1.88m x 1.30m)

A well-appointed dressing room with fitted double wardrobes positioned to two walls, providing a good combination of hanging and storage space together with access through to the ensuite.

### En-Suite Bathroom

A luxurious five piece suite comprising freestanding double-ended bath, separate walk-in shower, WC and twin wash hand basins with feature waterfall taps. The room is finished with contemporary grey tiling together with illuminated inset shelving.

## SECOND FLOOR:

### Landing

### Bedroom 2

8'11 x 12'2 (2.72m x 3.71m)

A well proportioned double bedroom enjoying the southerly aspect and attractive views across the surrounding parkland via Velux windows. The room benefits from fitted wardrobes and additional storage cupboards together with inset ceiling spotlights.

### Bedroom 3

8'3 x 11'11 (2.51m x 3.63m)

A further double bedroom with fitted wardrobes and storage cupboards, Velux window and inset ceiling spotlights.

### Bathroom

Fitted with a modern three piece suite comprising panelled bath with shower over, wash hand basin and low flush WC. The room is tastefully tiled and benefits from a heated towel rail together with skylight window providing excellent natural light.

## OUTSIDE:

To the front of the property is a landscaped forecourt providing an off-road parking space. To the rear is an enclosed south facing garden with a paved patio area and attractive views overlooking the lake and surrounding parkland. A separate garage is positioned directly opposite the property and provides useful parking and storage space with power supply and mezzanine storage level. The property also benefits from an allocated parking space within the residents' parking area.



## 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.

## TENURE:

Leasehold - Term: 999 years from 01/01/2017 / Rent: £456

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

Band D

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE 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.



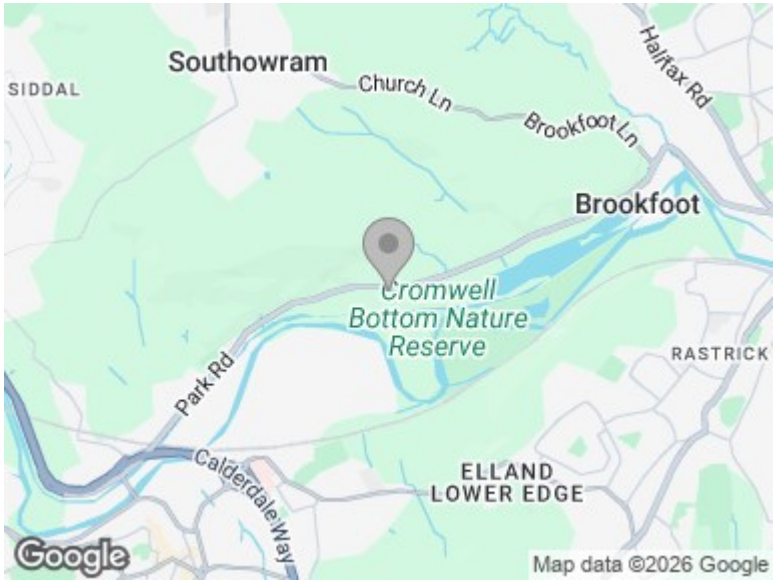

Cheers









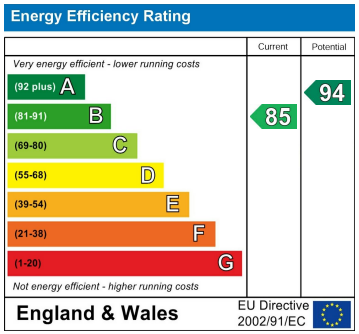




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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY






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