



## 3 Roundhill Gardens

Elland, HX5 0DX

Offers Over £200,000 Freehold





Situated in the sought-after Elland, positioned close to a range of local amenities and excellent transport links, 3 Roundhill Gardens is a three-bedroom townhouse offering beautifully presented accommodation over two floors, alongside allocated parking and two enclosed gardens.

### Location

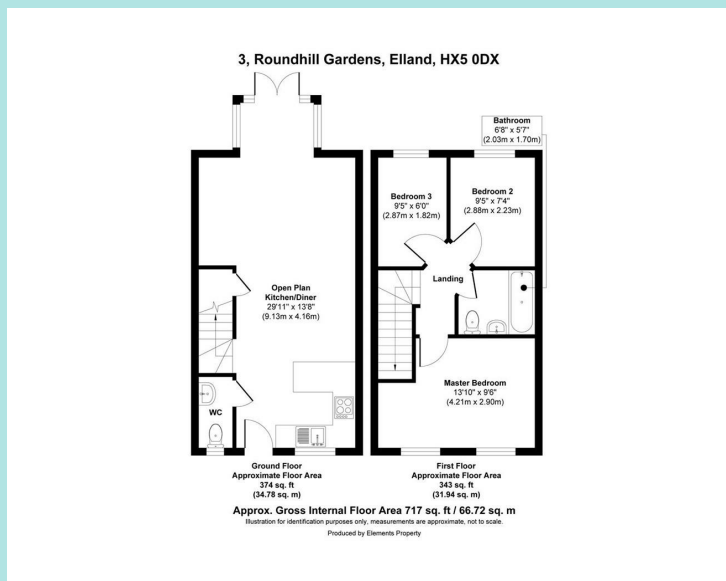
Situated within a popular residential location close to the centre of Elland, Halifax and Brighouse, close to a range of good schools. Within the centres of Halifax and Brighouse are a wealth of local amenities including local shops, cafes, well-established bars and restaurants and bigger chain supermarkets. Also within Halifax and Brighouse are bus and train stations offering direct links to Leeds, Manchester and London. Junction 24 of the M62 motorway network is close by.

### Accommodation

Access is gained into the open plan living kitchen. Immediately to your left is a useful cloakroom benefitting from a w/c and wash-hand basin. The modern kitchen offers a range of wall, drawer and base units with contrasting worksurfaces and breakfast bar incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances include a oven and four-ring hob with extractor above. The bright and airy living space has French doors leading direct to the enclosed rear garden creating the perfect entertaining space.

An open staircase from the kitchen area rises to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property with two windows flooding the room with natural light. Two further bedrooms are positioned to the rear enjoying an outlook over the garden. The part-tiled house bathroom has a contemporary three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with over shower.

Externally, to the front of the property, an enclosed garden has walled and fencing borders and a flagged path leading up to the front door. To the rear, accessed from the French doors of the open plan living kitchen, an enclosed garden has been thoughtfully landscaped to offer low maintenance, finished with a flagged seating area and turf. Beyond the fence to the rear is allocated parking for two cars.



Council tax band: C  
EPC rating: B  
Ground rent: N/A  
Service charge: N/A

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