



Hammerstone Leach Lane, Elland, HX5 0QW
£600,000

E&H Edkins Holmes
ESTATE AGENTS

Prominently located on Hammerstones Leach Lane, Elland, this distinguished gentleman's residence presents a rare opportunity for discerning buyers seeking a spacious period property with original features. This splendid house boasts four generously sized bedrooms, providing ample space for family living or hosting guests.

The property features two well appointed reception rooms, perfect for entertaining or enjoying quiet evenings with loved ones. Each room is designed to create a warm and welcoming atmosphere, ideal for both relaxation and social gatherings with an attractive outlook across the gardens to the cycle track behind.

Situated in a prime location, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for both young and growing families with potential for updating to create a stunning family home.



Entrance Hall
Original wooden arched door with stained glass panels.

Cloakroom
Hand wash basin. Low flush W.C. Porthole window to front elevation.

Lounge 13'11" x 26'9" (4.247 x 8.159)
Gas fire. Original coving and ceiling. Exposed wooden floors. Double glazed Patio doors to rear garden. Two double glazed windows to rear elevation.

Dining Room 18'6" x 18'4" (5.639 x 5.589)
Coal effect, living flame gas fire. Double glazed windows to two elevations.

Study 8'4" x 14'3" (2.554 x 4.347)
Double glazed window to front elevation.

Kitchen 16'1" x 11'10" (4.910 x 3.614)
Fitted kitchen with wall and base units. Granite work surfaces. Stainless steel one and a half bowl, undercounter sink. Eye level double gas oven. Cooker hood. Gas hob. Integrated fridge / freezer. Plumbing for dishwasher. Two double glazed windows to rear elevation.

Utility Room 6'0" x 4'5" (1.829 x 1.354)
Wall units. Plumbing for washing machine.

Rear Vestibule
UPVC double glazed door to rear elevation. Access to the integral garage.

Landing
Gallery landing with original stained glass window.

Master Bedroom 13'10" x 18'4" (4.240 x 5.601)
Fitted bedroom suite. Radiator. Dual aspect double glazed window.

Jack & Jill Bedroom 6'9" x 10'4" (2.077 x 3.150)
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Two double glazed windows.

Bedroom Two 13'9" x 18'4" (4.199 x 5.590)
Radiator. Double glazed Bay window.

Shower Room 5'11" x 6'1" (1.809 x 1.860)
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Double glazed window.

Bedroom Three 8'11" x 8'11" (2.732 x 2.732)
Radiator. Double glazed window.

Bedroom Four 8'10" x 11'8" (2.714 x 3.558)
Radiator. Double glazed window.

Store Room 6'11" x 23'4" (2.111 x 7.119)
Affording ample easy access storage. Boiler.

Garage 18'11" x 19'6" (5.771 x 5.950)
Two electric doors. Power. Light. Belfast sink.

Parking
A generously sized 'in' and 'out' block paved driveway offering parking for several cars.

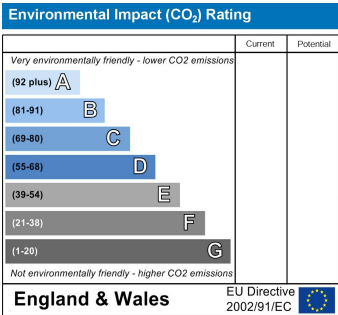
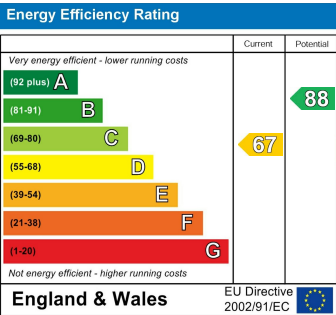
Council Tax Band
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Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
rooms.piper.mull

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Ground Floor



First Floor