

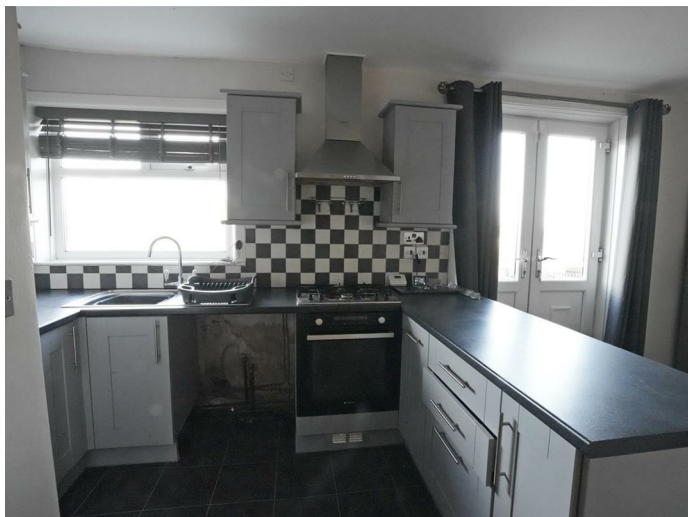


Park Avenue, Elland, HX5 0BA
£182,500

E&H Edkins Holmes
ESTATE AGENTS

This three bedroom family home is tucked away at the end of a quiet cul-de-sac conveniently located for the amenities in Elland town centre and local schools and transport links. Having views across the valley to the rear this will make a fantastic home for a couple or family.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. There is an enclosed garden to the rear and driveway parking for three cars to the front.



Entrance Hall

Understairs cupboard. Radiator, UPVC double glazed front door.

Lounge 14'8" x 12'0" (4.478 x 3.675)

Electric fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 18'8" x 8'7" (5.702 x 2.640)

Modern fitted kitchen with a range of wall and base units. Stainless steel single bowl sink and drainer. Electric oven. Gas hob with stainless steel cooker hood over. Plumbing for washing machine. Pantry cupboard which houses boiler. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed french doors to rear garden.

Landing

Stairs from entrance hall. Loft access (via pull down ladder. Loft boarded with power).

Bedroom One 14'4" x 11'7" (4.374 x 3.553)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'5" x 8'8" (3.199 x 2.664)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'8" x 7'4" (2.661 x 2.242)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bathroom

Modern three piece suite comprising bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Radiator. UPVC double glazed window to rear elevation.

Parking

There is driveway parking for three cars.

Garden

There is an enclosed, patio garden to the rear and side of the property which benefits from far reaching views.

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.

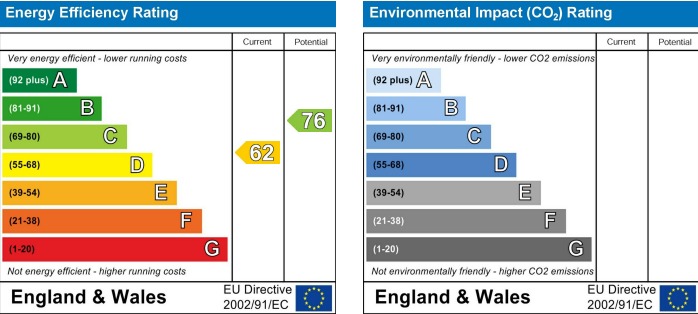
The three words designated to this property is:
chairs.arch.vital

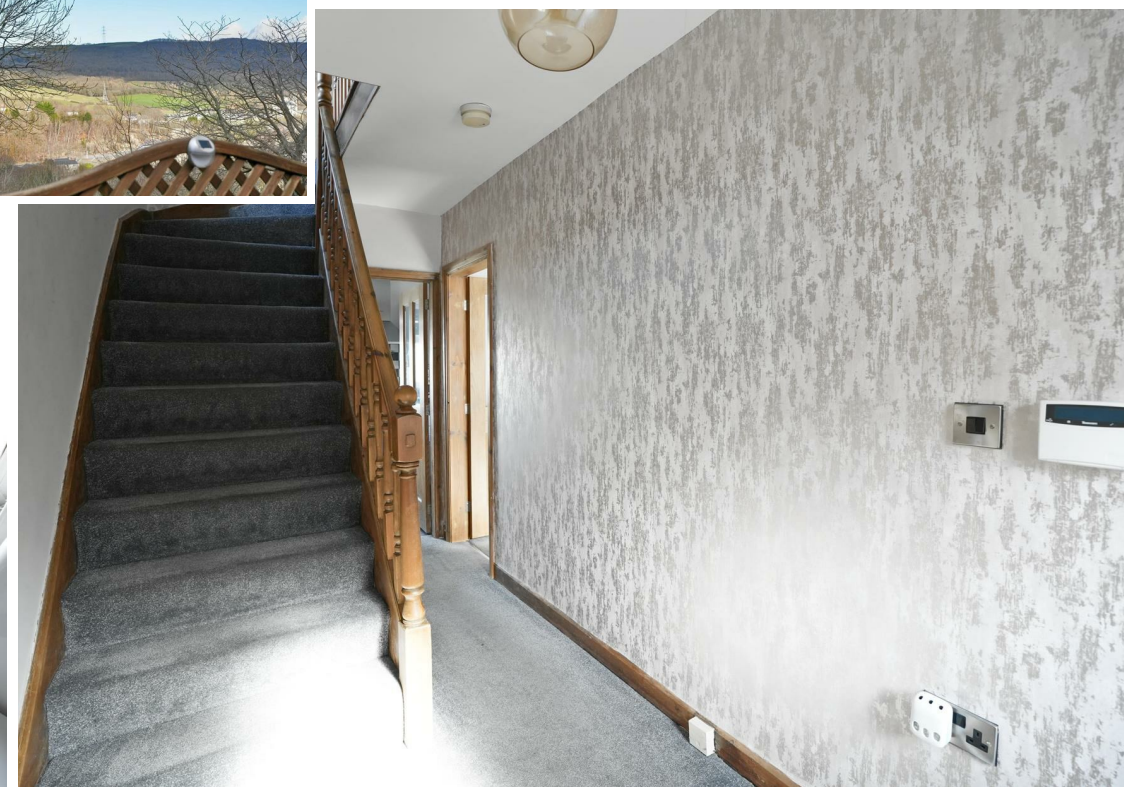
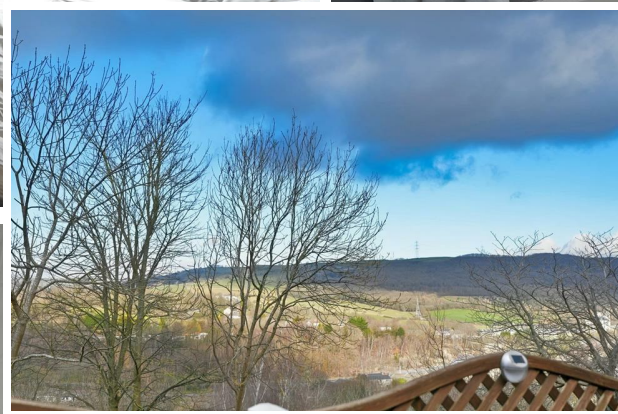
Council Tax Band

A

Disclaimer

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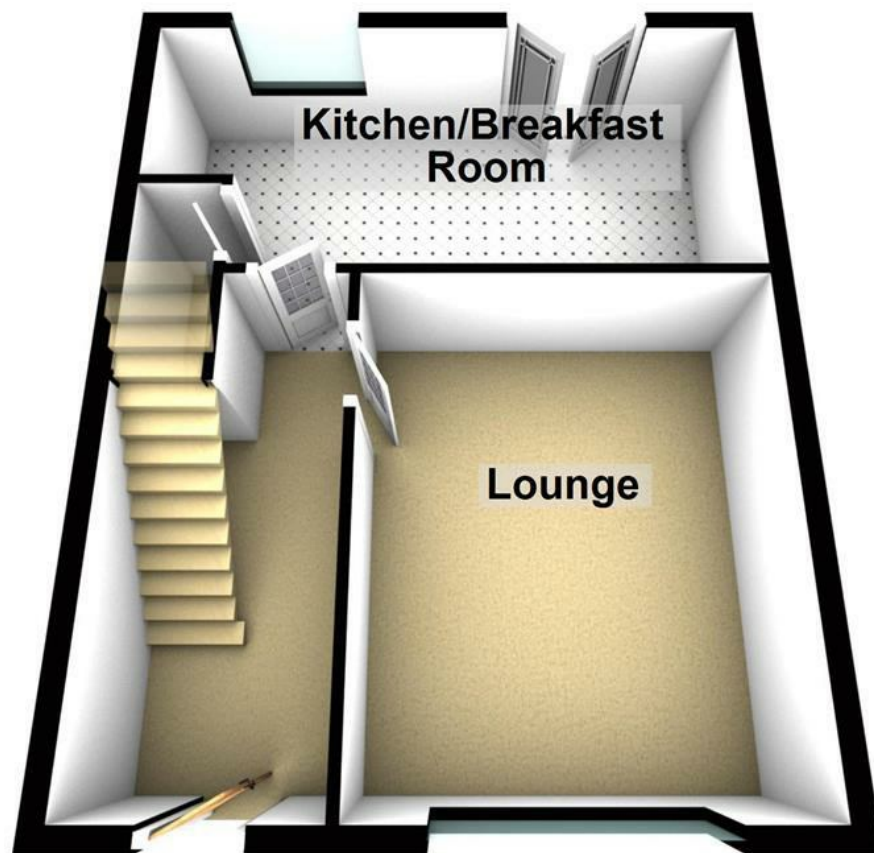




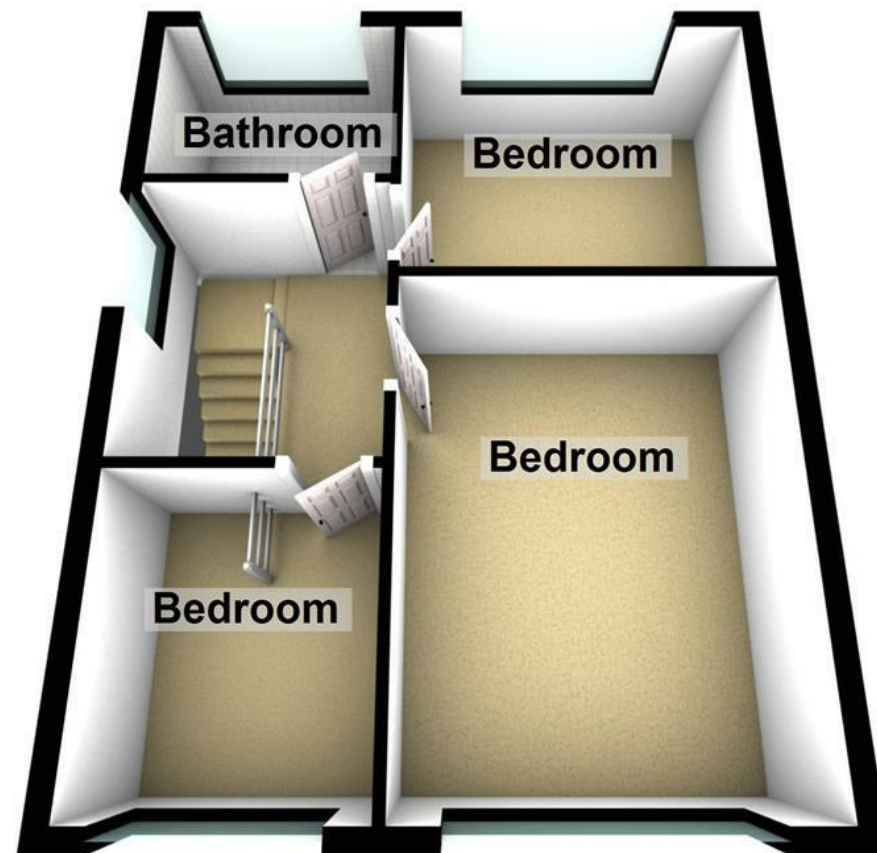
FOR SALE
Edmund Holmes
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Ground Floor



First Floor



For Illustrative Purposes Only, Not to scale.
Plan produced using PlanUp.