



**Duke Street, Elland, HX5 0HX**  
**£100,000**

**E&H** Holmes  
ESTATE AGENTS

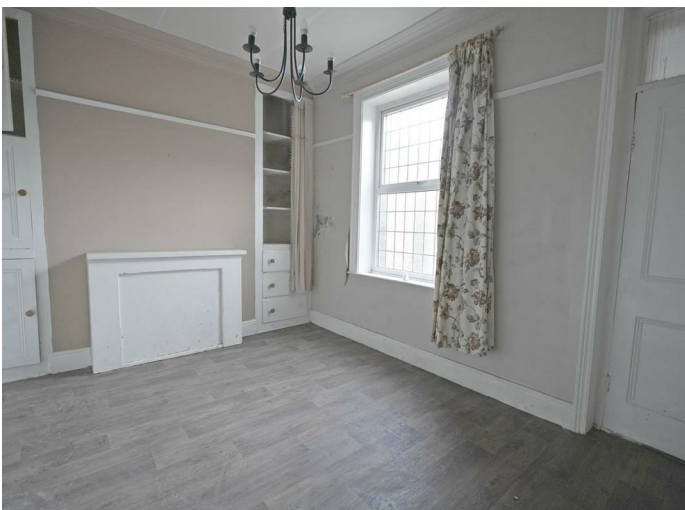


PUBLIC NOTICE Edkins & Holmes are now in receipt of an offer for the sum of £102,000 for 15 Duke Street, HX5 0HX. Anyone wishing to place an offer on this property should contact Edkins & Holmes, 6a Stainland Road, West Vale, HX4 8AD 01422 310044 before exchange of contracts.

A spacious two-bedroom through terrace situated in a convenient residential location close to Elland town centre and local amenities. The property offers generous living accommodation comprising two well-proportioned reception rooms and a useful cellar providing additional storage potential. To the rear is an enclosed garden, ideal for outdoor seating or further landscaping. The property is in need of updating throughout, presenting an excellent opportunity for buyers to modernise and add value.

Ideal for first-time buyers, investors, or those seeking a renovation project.

EPC RATING D



Entrance Hall

UPVC double glazed door to front elevation.

Lounge 14'11" x 11'6" (4.549 x 3.525)

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

Dining Room 10'1" x 13'8" (3.085 x 4.189)

Access to cellar. Radiator. UPVC double glazed window to rear elevation.

Kitchen 11'3" x 5'9" (3.435 x 1.766)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Extractor fan. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed door to rear elevation. UPVC double glazed windows to rear and side elevations.

Landing

Stairs leading from entrance hall.

Bedroom One 14'9" x 15'5" (4.508 x 4.703)

Two radiators. Two UPVC double glazed windows to front elevation.

Bedroom Two 10'1" x 6'10" (3.080 x 2.108)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Shingle garden.

Rear Garden

Enclosed garden.

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***

Council Tax Band

B

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:  
fancy.ally.joke

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

