



**Huddersfield Road, Elland, HX5 0EE**  
**£190,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



Situated in a highly convenient and popular location along Huddersfield Road, this well-presented property offers modern, well-planned accommodation ideal for contemporary living. The property enjoys excellent access to Elland town centre, local amenities and strong transport links to Halifax, Huddersfield and the M62 motorway network.

The accommodation briefly comprises an impressive open-plan living, dining kitchen, creating a bright and sociable space ideal for both everyday living and entertaining. There are three well-proportioned bedrooms, including a spacious master bedroom benefitting from a private en-suite shower room, together with a modern house bathroom.

Externally, the property offers low-maintenance outdoor space, while the overall layout and location make it an excellent choice for families, professionals and investors alike. Early viewing is strongly recommended to appreciate the space, layout and position on offer.



Ground Floor:

Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator.

Lounge 11'9" x 11'10" (3.588 x 3.626)

Open plan to kitchen. Radiator. UPVC double glazed window to front elevation.

Kitchen 9'4" x 9'8" (2.869 x 2.950)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Cooker hood. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Boiler. UPVC double glazed window to rear elevation. UPVC double glazed door to side elevation.

First Floor:

Landing

Stairs leading from Entrance Hall. Stairs leading to Second Floor. Cupboard. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 11'10" x 9'6" (3.618 x 2.921)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 10'1" x 9'7" (3.095 x 2.934)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to front elevation.

Second Floor:

Landing

Stairs leading from First Floor Landing. Skylight.

Master Bedroom 19'2" x 9'7" (5.848 x 2.926)

Under eaves storage. Radiator. Two skylights.

En-Suite

Wash hand basin. Low flush W.C. Double shower. Extractor fan. Chrome towel radiator. Skylight.

Garden

Walled patio garden to two sides.

Council Tax Band

C

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:  
fine.radio.chained

Disclaimer

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