



**Elsinore Avenue, Elland, HX5 0QB**  
**£250,000**

**E&H** Holmes  
ESTATE AGENTS

A rare opportunity to purchase a two bedroom, detached, dormer bungalow on this popular residential avenue in Elland. The property is in need of some updating to decor but benefits from both a modern fitted kitchen and shower room. Situated on a generous plot with garden to three sides and driveway parking for three cars leading to the detached garage this is an ideal purchase for a professional/ retired couple or a family looking for a property with development potential.

The accommodation, in brief, comprises: Entrance hall, dining kitchen, lounge dining room and cloakroom to the ground floor. On the first floor are two bedrooms, the shower room and separate WC. Externally is driveway parking for three cars leading to the detached garage and gardens to three sides.



### Entrance Hall

Understairs cupboard. Radiator. Oak style UPVC double glazed front door.

### Dining Kitchen 20'4" x 7'10" (6.22 x 2.41)

A range of fitted wall and base units. Stainless steel one and half bowl sink. Tiled splashback. New world eye level double oven and grill. Gas hob with stainless steel cooker hood over. Plumbing for washing machine. Radiator. UPVC double glazed window to rear elevation.

### Lounge Dining Room 20'1" x 10'11" plus 9'10" x 9'8" (6.14 x 3.33 plus 3.00 x 2.97)

A spacious L shaped room. Gas fire. Radiator. UPVC double glazed windows to front and side elevation.

### Cloakroom

WC and wash hand basin. Radiator.

### Landing

Stairs from entrance hall. Airing cupboard.

### Bedroom One 11'3" x 10'10" (3.43 x 3.32)

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

### Bedroom Two 12'3" x 8'11" (3.74 x 2.72)

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

### Shower Room

Shower cubicle with Triton T80 shower. Wash hand basin. UPVC double glazed window.

### Separate WC

WC. Radiator.

### Garage

Detached single garage. Door to side access.

### Parking

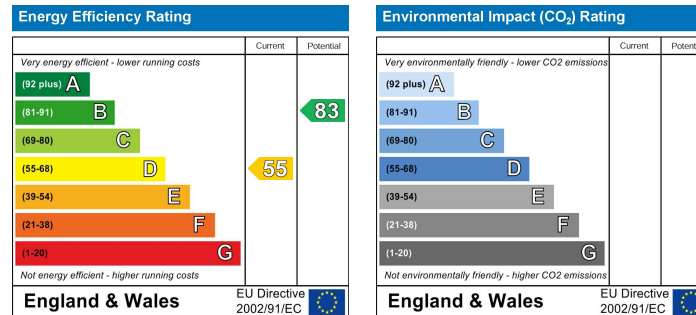
Driveway for three cars.

### Garden

Lawn and patio garden to three sides with garden shed and greenhouse.

### Disclaimer

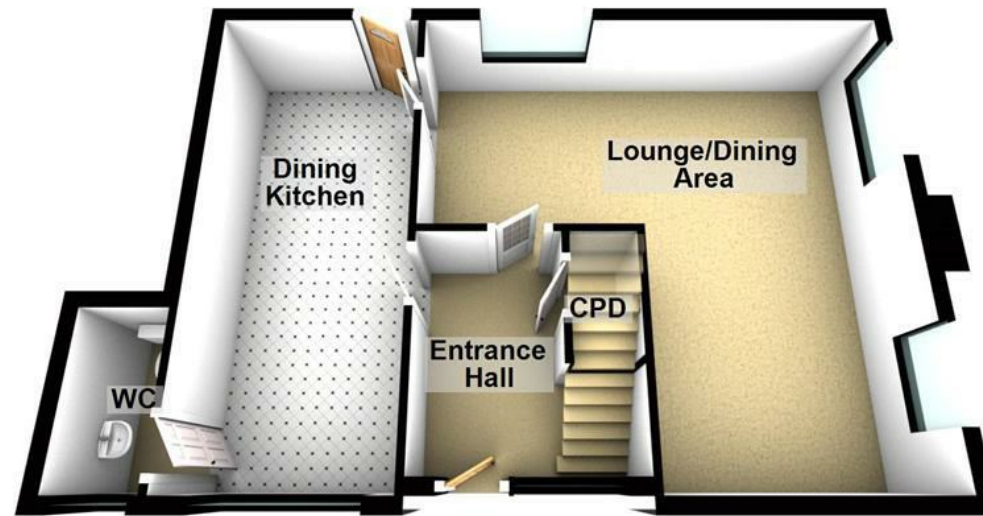
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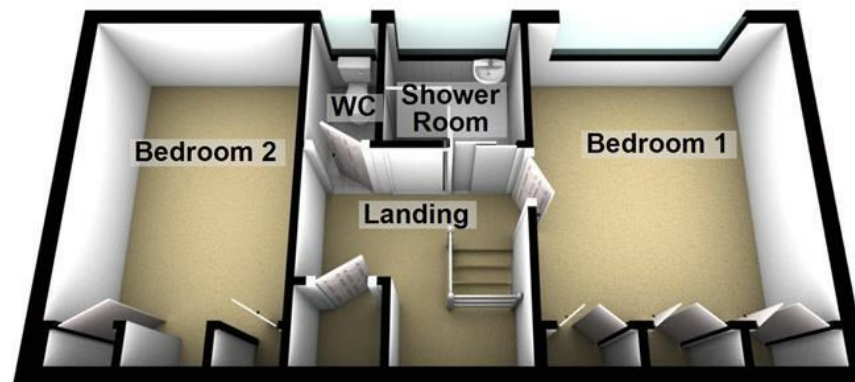




### Ground Floor



### First Floor



This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing. Dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanUp.

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