



Duke Street, Elland, HX5 0HX
Offers Over £170,000

E&H Holmes
ESTATE AGENTS

A beautifully renovated period property combining timeless character with stylish modern living. This impressive three-bedroom home offers spacious and versatile accommodation, featuring two generous reception rooms and a wealth of original features including decorative skirting boards, ornamental architraves and picture rails, all carefully preserved to retain the property's charm.

The accommodation is presented throughout in neutral décor with new carpets, creating a bright and welcoming atmosphere ready for immediate occupation. The modern fitted kitchen has been thoughtfully designed for contemporary living, while the stylish bathroom offers quality fixtures and a sleek finish.

Externally, the property benefits from an enclosed rear garden with a lawn and patio area, providing an ideal space for relaxing, entertaining and family life.

A superb opportunity to acquire a characterful yet move-in-ready home in a convenient Elland location. Early viewing is highly recommended.



Entrance Hall

UPVC doubled glazed door to front elevation. Picture rail, original skirting, architrave and ornate ceiling detailing.

Lounge 14'11" x 11'6" (4.558 x 3.513)

Fire place. Original skirting and architrave ornate ceiling detailing. Radiator. UPVC double glazed window to front elevation.

Dining Room 10'1" x 11'6" (3.078 x 3.513)

Access to cellar. Integrated fridge/freezer. Radiator. UPVC double glazed window to rear elevation.

Kitchen 10'8" x 5'8" (3.275 x 1.746)

Fitted kitchen with wall and base units. Stainless steel 1 bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for a washing machine. CH boiler. Radiator. UPVC door to rear.

Landing

Stairs from entrance hall.

Bedroom One 9'8" x 15'5" (2.962 x 4.709)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'1" x 6'10" (3.074 x 2.107)

Walk in wardrobe. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'0" x 3'3",643'0" (2.149 x 1,196)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Bath with mixer taps and shower. Wash hand basin. Extractor fan. WC. Fully tiled. Chrome towel radiator.

Front Garden

Low maintenance garden with stone wall and wrought iron gate.

Rear Garden

Enclosed lawn and patio.

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

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