



**Duke Street, Elland, HX5 0HX**  
**£125,000**

**E&H** Holmes  
ESTATE AGENTS

Conveniently located close to Elland town centre and within easy reach of local amenities and transport links, this two-bedroom terraced property will appeal to first-time buyers and buy-to-let investors alike.

The accommodation briefly comprises a living room and fitted kitchen to the ground floor. To the first floor are two bedrooms and a modern shower room.

Externally, the property benefits from an enclosed rear patio garden, providing a low-maintenance outdoor space.

Offering practical accommodation in a convenient setting, early viewing is recommended.



### Entrance Vestibule

UPVC double glazed door to front elevation.

### Lounge 14'11" x 13'11" (4.553 x 4.246)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

### Kitchen 6'2" x 9'10" (1.883 x 3.001)

Fitted kitchen. Stainless steel one bowl sink. Electric oven. Gas hob. Cooker hood. UPVC double glazed door to rear elevation.

### Utility Room

Shelving. Boiler.

### Landing

Stairs leading from kitchen. Radiator.

### Bedroom One 8'8" x 14'11" (2.646 x 4.551)

Feature fireplace. Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 8'9" max x 7'3" max (2.682 max x 2.213 max)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Wash hand basin. Low flush W.C. Double shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

### Front Garden

Shingle garden with wrought iron fence and gate.

### Rear Garden

Enclosed patio garden.

### Council Tax Band

A

### 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:

boot.speak.shark

### Disclaimer

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