



**Roundhill Gardens, Elland, HX5 0DX**  
**£215,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



Located on Roundhill Gardens, Elland, this modern end-of-row house presents an excellent opportunity for families and professionals alike. With three bedrooms, this property offers ample space for comfortable living. The stylish open-plan kitchen seamlessly connects to the inviting living room, creating a perfect environment for both relaxation and entertaining.

The house boasts a contemporary bathroom, ensuring convenience for all residents. A cloakroom adds an extra touch of practicality, making daily routines more manageable. The gated driveway provides secure parking for multiple vehicles, a valuable feature in today's busy world.

Step outside to discover an enclosed garden, a delightful space for outdoor activities or simply enjoying the fresh air. The garden includes a shed that is equipped with power and light, previously used as an office, offering potential for various uses such as a home office or additional storage.

This property combines modern living with a welcoming atmosphere, making it an ideal choice for those seeking a comfortable home in a desirable location.



Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

Lounge 18'9" x 13'8" into bay (5.723 x 4.187 into bay)

Understairs storage. Radiator. UPVC double glazed french doors. UPVC double glazed windows to rear and side elevations.

Kitchen 10'10" x 10'6" (3.320 x 3.224)

Fitted kitchen with wall and base units. Granite work surfaces. Stainless steel one and a half bowl sink. Eye level electric oven. Induction hob. Cooker hood. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. UPVC double glazed window to front elevation. UPVC double glazed door to front elevation.

Landing

Stairs leading from kitchen. Radiator.

Master Bedroom 13'8" x 8'10" (4.176 x 2.698)

Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Two 9'10" x 7'5" (3.019 x 2.285)

Radiator. UPVC double glazed window to rear elevation. Loft access.

Bedroom Three 10'2" x 5'11" (3.112 x 1.811)

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. UPVC double glazed window to side elevation.

Parking

Gated driveway with parking for multiple vehicles.

Rear Garden

Lawn and patio garden.

Shed

Boarded out with power and light. Previously utilized as an office. Double doors. Windows to side.

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:  
debit.sums.kite

Disclaimer

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