



Kelvin Road, Elland, HX5 0LL
£370,000

E & H
Edkins Holmes
ESTATE AGENTS

Situated in this sought after location is this five bedroom detached property that is in a prime location for both local primary and secondary schools. Being on the doorstep of the M62 corridor also makes this an attractive buy for anyone commuting to either Leeds and Manchester.

The property boasts a spacious layout with two reception rooms, perfect for entertaining guests or simply relaxing with your family. Having both utility and cloak facilities, along with en-suite to master bedroom and another four bedrooms, two sharing a jack and jill bathroom, as well as a house bathroom, there is ample space for everyone to have their own sanctuary within this lovely home.

The detached nature of the house provides a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this delightful house your new home. Book a viewing today and experience the warmth and comfort that this property has to offer.



Entrance Porch

UPVC double glazed door to front elevation.

Inner Landing

Kitchen / Diner / Lounge 25'4" x 16'7" widening to 31'1" (7.741 x 5.071 widening to 9.475)

Lounge - Electric fire. UPVC double glazed windows to side and front elevations.

Kitchen / Diner - Wall and base units. Sink. Tiled splash backs. Freestanding gas oven and hob. Cooker hood. UPVC double glazed Bi-fold doors to rear elevation.

Utility Room

Wall and base units. Sink. Tiled splash backs. Plumbing for washing machine. Boiler. UPVC double glazed door to rear elevation.

Snug/Office 10'10" x 10'7" (3.320 x 3.240)

Radiator. UPVC double glazed window to front elevation.

Cloakroom

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

Storage Room

Water tank.

Landing

Bedroom One 17'7" x 11'10" (5.367 x 3.614)

Radiator. UPVC double glazed window to rear elevation.

Ensuite

Double sink vanity unit. Low flush W.C. Walk-in shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Bedroom Two 10'7" x 11'0" (3.239 x 3.361)

Radiator. UPVC double glazed window to front elevation.

Jack and Jill Shower Room

Vanity unit. Low flush W.C. Shower cubicle. Partially tiled. UPVC double glazed window to side elevation.

Bedroom Three 11'8" x 10'7" (3.570 x 3.228)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 10'11" x 10'10" (3.328 x 3.311)

Radiator. UPVC double glazed window to front elevation.

Bedroom Five 14'3" x 6'6" (4.357 x 1.985)

Radiator. UPVC double glazed window to front elevation.

Rear Garden

Artificial lawn garden.

Parking

Gravel driveway with parking for three cars.

Council Tax Band

E

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:
chin.pounds.quick

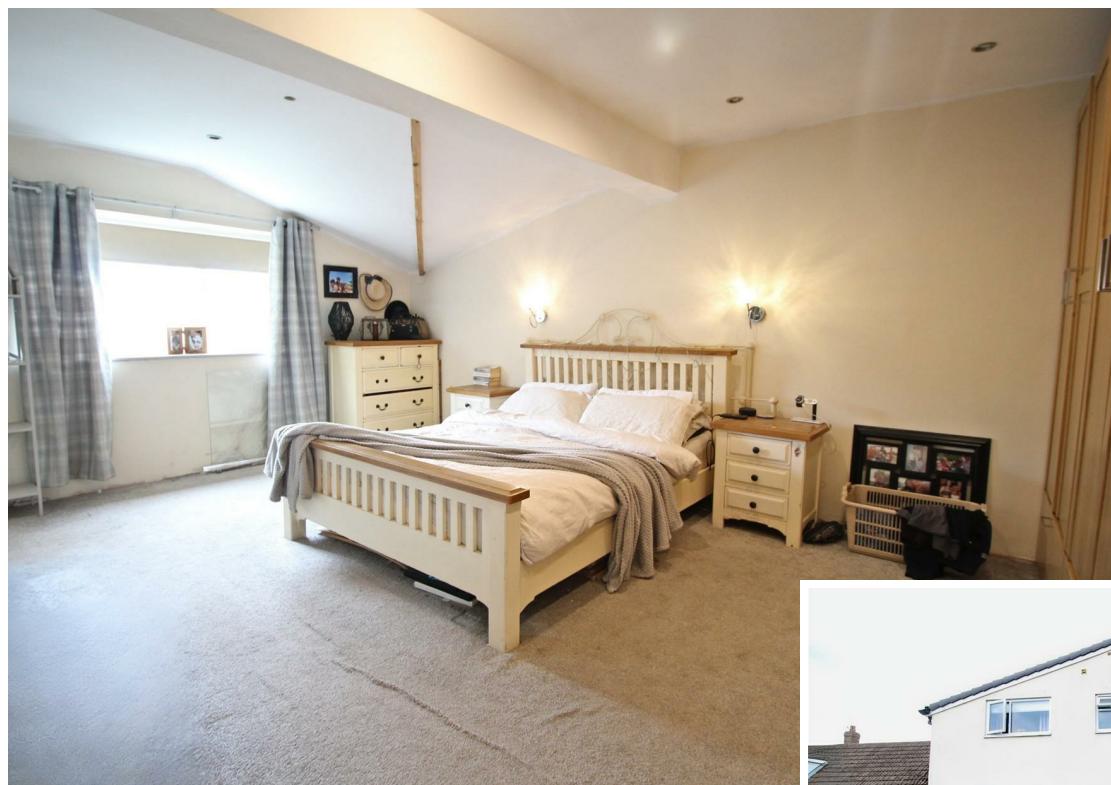
Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

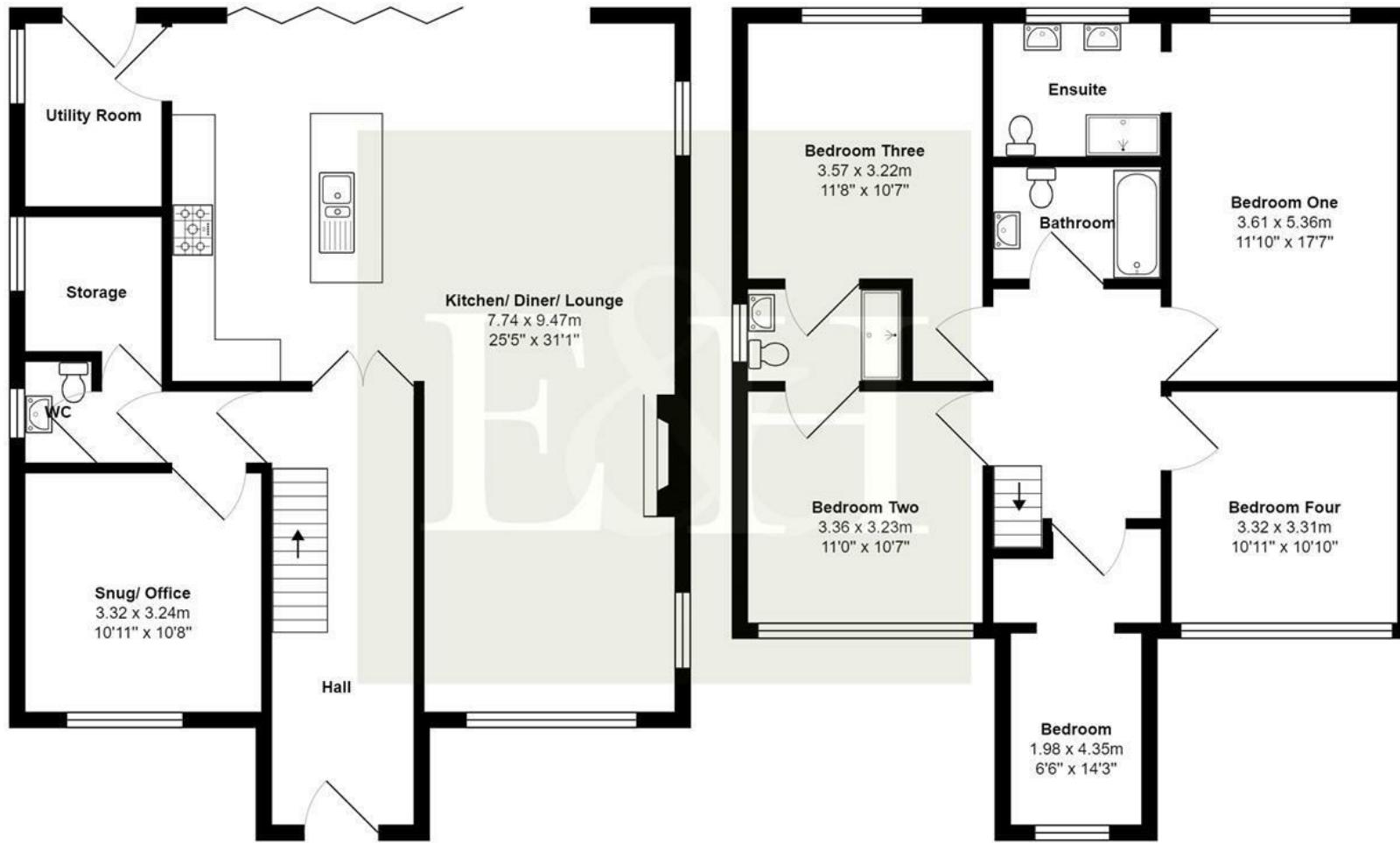
We are not a member of a client money protection scheme.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	







All measurements are approximate and for display purposes only