



**Dunce Park Close, Elland, HX5 0PF**  
**Per Month £950 Per Month**

**E&H** Holmes  
ESTATE AGENTS

A well-presented two-bedroom semi-detached bungalow occupying a generous plot in a quiet cul-de-sac setting. The property offers spacious single-storey accommodation, including a modern kitchen, contemporary shower room, gas-fired central heating, double glazing, and attractive, well-maintained gardens. Ideally suited to downsizers or those seeking comfortable, low-maintenance living close to local amenities and transport connections.



### Entrance Hall

Accessed via a UPVC external door to the side, the entrance hallway features a central heating radiator and built-in storage cupboards.

### Kitchen 10'9" x 7'9" (3.278 x 2.374 )

Fitted with a matching range of wall and base units with tiled splashbacks and an inset stainless steel sink and mixer tap. Appliances include a four-ring induction hob with electric oven. There is space and plumbing for an automatic washing machine, as well as space for a tumble dryer and fridge freezer. Finished with a sealed unit double glazed window to the front.

### Lounge 9'7" x 14'8" (2.926 x 4.476 )

A spacious reception room featuring an electric fire set to a granite back and hearth with marble-effect surround. With a sealed unit double glazed window to the front elevation and central heating radiator.

### Bedroom One 9'6" x 13'7" (2.913 x 4.156)

A generously sized double bedroom positioned at the rear of the property, having a sealed unit double glazed window overlooking the rear garden and a central heating radiator.

### Bedroom Two 11'0" x 7'2" (3.360 x 2.202 )

A good-sized second bedroom with central heating radiator and sealed unit double glazed window overlooking the rear garden.

### Shower Room

Fully tiled walls and fitted with a modern three-piece white suite comprising a low flush WC, pedestal wash hand basin and a large walk-in shower enclosure with electric shower. Finished with a central heating radiator, sealed unit double glazed window and tiled flooring.

### External

The bungalow sits on a generous plot with a artificial turf to the front and a spacious enclosed paved garden to the rear, offering ample room for outdoor seating and planting







