



Pennine Avenue, Elland, HX5 0AR
£450,000

E&H Edkins Holmes
ESTATE AGENTS

Located within a desirable residential development with easy access to the M62, this well maintained and attractively presented four-bedroom executive detached home offers generous and versatile accommodation ideal for modern family living. The property features a modern dining kitchen, complemented by a separate utility room and ground floor cloakroom, while a garage conversion provides a well-proportioned additional reception room, ideal for a home office, playroom, or secondary living space. To the first floor are four double bedrooms, including a spacious master bedroom with en-suite and dressing area. Externally, the property enjoys a landscaped rear garden with artificial lawn and both decking and patio seating areas, further benefiting from secure brick-built storage with power and lighting. An excellent opportunity for buyers seeking an executive family home in a well-connected location, with early viewing highly recommended.



Entrance Hall
Radiator. Composite door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Radiator. Extractor fan.

Lounge 16'10" x 10'3" (5.142 x 3.132)
Media wall with inset electric fire. Radiator. UPVC double glazed Bay window to front elevation.

Second Reception Room 16'3" x 9'5" (4.965 x 2.883)
Understairs storage. Cupboard housing boiler. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 10'6" x 19'3" (3.202 x 5.868)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Stainless steel and glass cooker hood. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Utility Room 6'7" x 5'5" (2.013 x 1.658)
Wall units. Plumbing for washing machine. Plumbing for dishwasher. Space for dryer. Radiator. Composite door to rear elevation.

Landing
Stairs leading from Entrance Hall. Cupboard. Loft access via pull down ladder. Radiator. UPVC double glazed window to side elevation.

Master Bedroom 11'0" x 9'9" (3.363 x 2.991)
Radiator. UPVC double glazed window to rear elevation.

Dressing Area 2'7" to wardrobes x 6'5" (0.790 to wardrobes x 1.965)
Fitted wardrobes.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 13'4" x 8'11" (4.082 x 2.729)
Radiator. UPVC double glazed window to front elevation.

Bedroom Three 11'0" x 8'9" (3.364 x 2.678)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 11'2" x 8'8" (3.412 x 2.647)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to front elevation.

Parking
Block paved driveway with parking for one car.

Front Garden
Open lawn.

Rear Garden
Enclosed garden with decking and patio seating areas and artificial lawn.
Secure brick built store room with power and light.

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:
clubs.diner.taps

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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.







