



Elizabeth Street, Elland, HX5 0LD  
£175,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Situated in a popular residential location, this spacious and well-presented three-bedroom mid-terrace property with additional attic room offers generous and versatile accommodation arranged over four floors.

The ground floor comprises a welcoming lounge and a well-appointed dining kitchen, providing an ideal space for both everyday living and entertaining. A separate utility room adds further practicality and convenience. The property also benefits from a useful cellar, offering excellent storage space.

To the upper floors are three well-proportioned bedrooms along with a versatile attic room, ideal for use as a home office, guest room or hobby space.

Externally, the property enjoys a well-proportioned rear garden, complete with outside tap and shed, creating a pleasant outdoor space for relaxing or gardening.

Early viewing is highly recommended to appreciate the size and flexibility of accommodation on offer.



**Entrance Porch**  
Composite double glazed door to front elevation. Radiator.

**Lounge 14'11" x 13'6" (4.551 x 4.125)**  
Gas fire place. Radiator. UPVC double glazed window to front elevation.

**Kitchen/Dining Room 14'3" x 17'2" (4.357 x 5.238)**  
Fitted kitchen with wall and base units. Ceramic one and a half bowl sink. Gas cooker. Access to cellar. Yorkshire flagged floor. Boiler installed in 2023 (full service history). Radiator. UPVC double glazed door to rear elevation. Double glazed window to rear elevation.

**Utility Room 5'10" x 4'6" (1.793 x 1.387)**  
Plumbing for washing machine and dishwasher. UPVC doubled glazed window to rear elevation.

**Cellar 10'0" x 6'0" + 6'11" x 16'11" (3.05m x 1.83m + 2.13m x 5.18m)**  
Radiator.

**First Floor:**

**Landing**  
Stairs from entrance hall and to attic room.

**Bedroom One 15'0" x 10'10" (4.578 x 3.323)**  
Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 12'2" x 11'4" (3.711 x 3.473)**  
Radiator. UPVC doubled glazed window to rear elevation.

**Bedroom Three 15'2" x 6'0" (4.625 x 1.852)**  
Radiator. UPVC double glazed window to front elevation.

**Bathroom**  
Bath with mixer taps and shower head. Wash hand basin. Low flush WC. Partially tiled. Radiator. UPVC double glazed window to rear elevation.

**Attic Room 14'3" x 15'8" (4.348 x 4.787)**  
Radiator. Velux skylight. Under eaves storage.

**Rear Garden**  
Enclosed decking and artificial lawn garden. Shed. Outside tap.

**Council Tax**  
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 policy.price.icon

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