



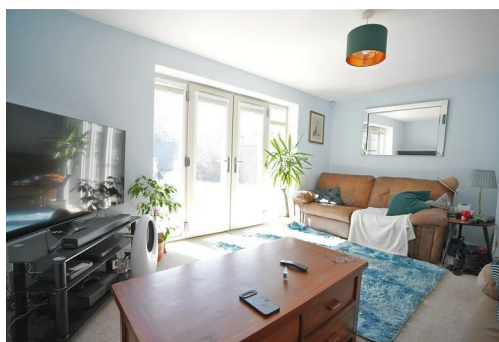
Roundhill Gardens, Elland, HX5 0DX

Offers Over £225,000

Tucked away in a quiet residential development in the heart of Elland, this stylish three-bedroom semi-detached home offers contemporary living in a sought-after location. The property features a spacious dining kitchen—perfect for entertaining—alongside a convenient ground floor cloakroom.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or professionals alike. Outside, the property boasts an enclosed, generously sized garden ideal for relaxing or socialising, and off-road parking for two vehicles.

Modern, practical, and perfectly positioned—this home is not to be missed.



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Cloakroom

Wash hand basin. Low flush W.C. Radiator.

Lounge 15'0" x 11'6" (4.579 x 3.522)

Radiator. Understairs storage. UPVC double glazed French doors.

Dining Kitchen 14'7" x 11'10" (4.460 x 3.612)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Plumbing for washing machine. Boiler. Radiator. Door to front elevation. UPVC double glazed window to front elevation.

Landing

Stairs leading from kitchen. Loft access.

Master Bedroom 13'2" into alcove 8'7" (4.030 into alcove 2.633)

Radiator. UPVC double glazed window to rear elevation.

Walk-in Cupboard

Radiator and plumbing for en-suite.

Bedroom Two 10'2" x 8'7" (3.101 x 2.630)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 8'6" x 6'1" (2.608 x 1.862)

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. Extractor fan. UPVC double glazed window to front elevation.

Parking

Two allocated parking spaces.

Front Garden

Open lawn.

Rear Garden

Enclosed lawn garden.

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: helps.jolly.twins

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-30) G			(1-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

