



Duke Street, Elland, HX5 0HX
£125,000

E&H Holmes
ESTATE AGENTS

Conveniently located close to Elland town centre and within easy reach of local amenities and transport links, this two-bedroom terraced property will appeal to first-time buyers and buy-to-let investors alike.

The accommodation briefly comprises a living room and fitted kitchen to the ground floor. To the first floor are two bedrooms and a modern shower room.

Externally, the property benefits from an enclosed rear patio garden, providing a low-maintenance outdoor space.

Offering practical accommodation in a convenient setting, early viewing is recommended.



Entrance Vestibule

UPVC double glazed door to front elevation.

Lounge 14'11" x 13'11" (4.553 x 4.246)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Kitchen 6'2" x 9'10" (1.883 x 3.001)

Fitted kitchen. Stainless steel one bowl sink. Electric oven. Gas hob. Cooker hood. UPVC double glazed door to rear elevation.

Utility Room

Shelving. Boiler.

Landing

Stairs leading from kitchen. Radiator.

Bedroom One 8'8" x 14'11" (2.646 x 4.551)

Feature fireplace. Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'9" max x 7'3" max (2.682 max x 2.213 max)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Double shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Front Garden

Shingle garden with wrought iron fence and gate.

Rear Garden

Enclosed patio garden.

Council Tax Band

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:

boot.speak.shark

Disclaimer

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