



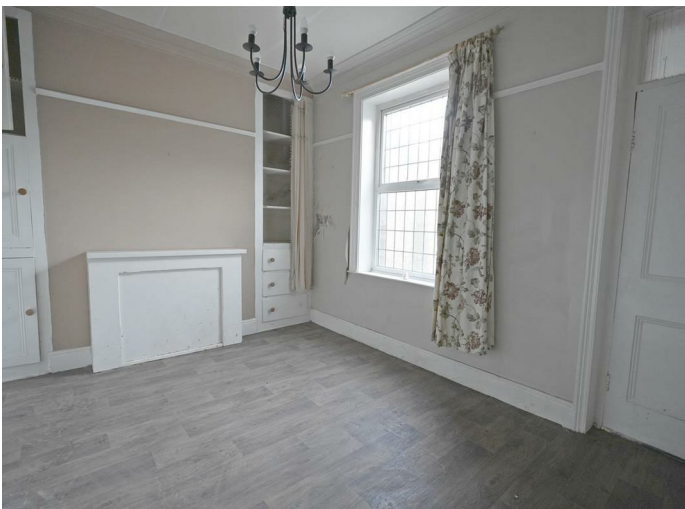
Duke Street, Elland, HX5 0HX
£100,000

Edkins & Holmes
ESTATE AGENTS

A spacious two-bedroom through terrace situated in a convenient residential location close to Elland town centre and local amenities. The property offers generous living accommodation comprising two well-proportioned reception rooms and a useful cellar providing additional storage potential. To the rear is an enclosed garden, ideal for outdoor seating or further landscaping. The property is in need of updating throughout, presenting an excellent opportunity for buyers to modernise and add value.

Ideal for first-time buyers, investors, or those seeking a renovation project.

EPC RATING D



Entrance Hall

UPVC double glazed door to front elevation.

Lounge 14'11" x 11'6" (4.549 x 3.525)

Gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Room 10'1" x 13'8" (3.085 x 4.189)

Access to cellar. Radiator. UPVC double glazed window to rear elevation.

Kitchen 11'3" x 5'9" (3.435 x 1.766)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Extractor fan. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed door to rear elevation. UPVC double glazed windows to rear and side elevations.

Landing

Stairs leading from entrance hall.

Bedroom One 14'9" x 15'5" (4.508 x 4.703)

Two radiators. Two UPVC double glazed windows to front elevation.

Bedroom Two 10'1" x 6'10" (3.080 x 2.108)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Extractor fan. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Shingle garden.

Rear Garden

Enclosed garden.

Council Tax Band

B

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:
fancy.ally.joke

Disclaimer

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