



Dewsbury Road, Elland, HX5 9BG
£850

E&H Edkins Holmes
ESTATE AGENTS

Located in the sought after area of Elland is this three bedroom mid terrace property, with easy access to local amenities and the M62 corridor. The property has the benefits of UPVC double glazing, gas central heating and also gardens to the front and rear. The accommodation in brief comprises; entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and the house bathroom. No pets. Council Tax Band: A, EPC Rating: D



Entrance Hall

Laminate flooring. Radiator. UPVC double glazed door to the front elevation.

Lounge 11'10" x 11'9" max (3.628 x 3.593 max)

Electric fire. New carpet. Radiator. UPVC double glazed window to the front elevation.

Dining Room 12'0" x 10'4" + recess (3.672 x 3.161 + recess)

Original cabinets to alcove. Laminate flooring. Radiator. UPVC double glazed window to the rear elevation.

Kitchen 7'4" x 6'9" (2.248 x 2.064)

Installed 2016. Modern wall and base cupboards. Stainless steel sink. Tiled splash backs. Electric oven and halogen hob. Stainless steel cooker hood. Plumbing for a washing machine. Under stair storage. UPVC double glazed window to the rear elevation. Wooden door leading to the rear of the property.

Landing

Stairs leading from the hall. Large cupboard with loft access. New carpet, Radiator.

Bedroom One 11'10" x 8'9" (3.627 x 2.669)

Feature fire place. New carpet. Radiator. UPVC double glazed window to the front elevation.

Bedroom Two 12'0" x 7'8" (3.667 x 2.343)

Built in wardrobes. Storage housing boiler. Radiator. UPVC double glazed window to the rear elevation.

Bedroom Three 11'10" x 6'0" (3.616 x 1.849)

Radiator. UPVC double glazed window to the front elevation.

Bathroom

Modern white three piece suite comprising; vanity sink and WC unit and bath with electric shower above. Fully tiled. Radiator. UPVC double glazed window to the rear elevation.

Front Garden

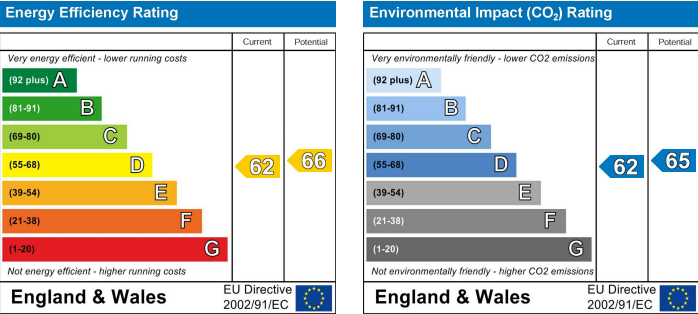
Enclosed garden.

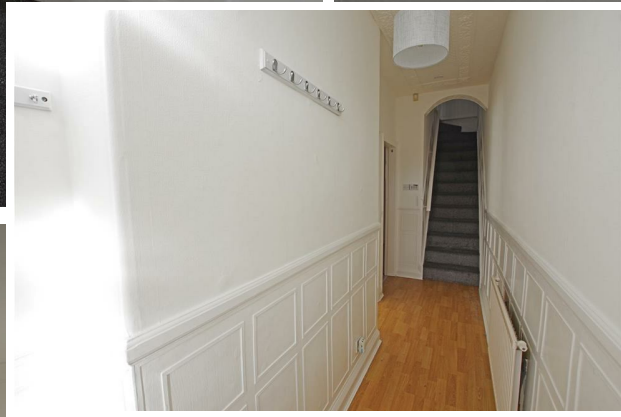
Rear Garden

Enclosed paved yard with stone outbuilding.

Lettings Disclaimer

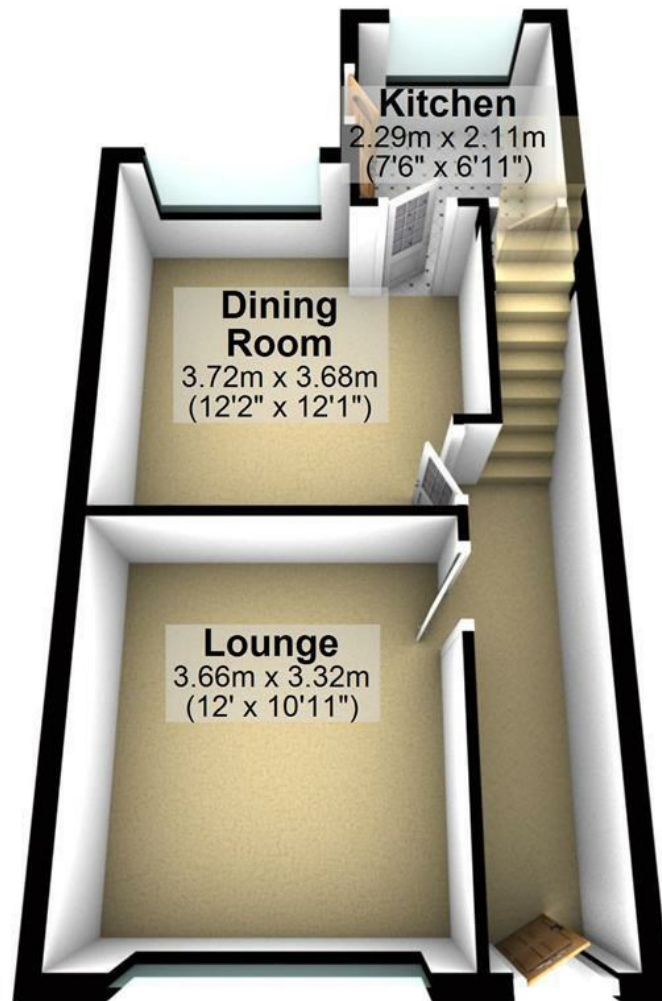
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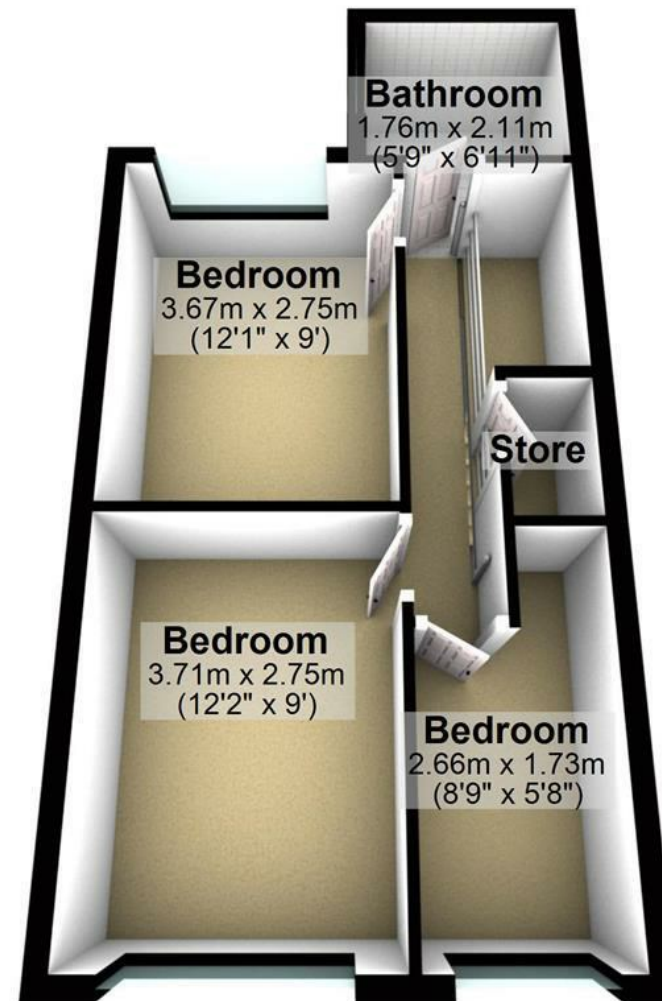




Ground Floor



First Floor



Fern Royd, Elland

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