



Highwood Gardens, Elland, HX5 0DT
£535,000

E&H Holmes
ESTATE AGENTS

Situated on a quiet cul-de-sac on this popular residential development in Blackley is this four bedroom, executive, detached family home. With far reaching views across the valley to the rear, a large summerhouse with log burner and all the modern conveniences you would expect from a property of this style this will make an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen, snug, utility room and cloakroom to the ground floor. On the first floor there is the master bedroom with en-suite and dressing area, a second bedroom with en-suite, two further bedrooms and the house bathroom which offers a jacuzzi bath and separate shower. The driveway to the front has two electric car charging points. The property benefits from solar panels which are installed to two aspects of the roof with large battery storage within the garage. There is an open lawn to the front and an enclosed patio and artificial lawn garden to the rear.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to rear elevation.

Lounge 18'6" into bay x 11'9" (5.660 into bay x 3.587)

Radiator. UPVC double glazed Bay window to front elevation.

Snug 12'2" x 10'9" (3.722 x 3.285)

Radiator. UPVC double glazed window to rear elevation.

Dining Kitchen 12'1" x 18'1" (3.689 x 5.519)

Fitted kitchen with base units. Stainless steel one and a half bowl sink. Eye level electric oven. Five ring gas hob. Stainless steel and glass cooker hood. Integrated dishwasher. Integrated fridge / freezer. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Utility Room 8'7" x 6'8" (2.632 x 2.047)

Wall units. Plumbing for washing machine. Radiator. Door to side elevation. Door leading to integral garage.

Landing

Stairs leading from entrance hall. Loft access. Airing cupboard. Radiator. UPVC double glazed window to front elevation.

Bedroom One 16'0" x 10'8" (4.877 x 3.253)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 11'8" x 11'7" (3.578 x 3.550)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle.

Partially tiled. Radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Three 12'2" x 9'1" (3.728 x 2.792)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 8'7" x 19'6" (2.633 x 5.944)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Spa bath with waterfall tap and shower head. Separate shower cubicle. Partially tiled. Radiator. Extractor fan. UPVC double glazed window to front elevation.

Garage 19'8" max x 16'6" (6.005 max x 5.032)

Electric up and over doors. Large Battery Storage. Power. Light. Boiler. Store cupboard.

Parking

Driveway parking for two cars. Two electric car charging points.

Front Garden

Open lawn.

Rear Garden

Enclosed garden with artificial lawn, patio and attractive planting. Far reaching views.

Summerhouse 15'8" x 15'8" (4.792 x 4.790)

Log burner. Power and light.

Council Tax Band

E

Additional Information

Community Management Charge Circa £171.70 per annum

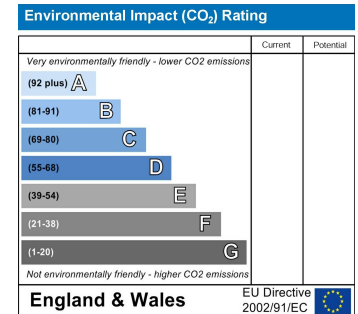
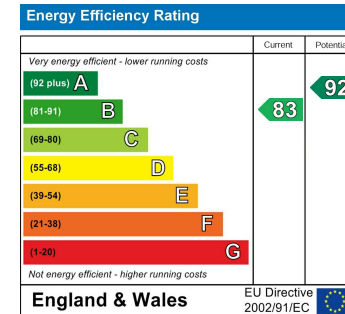
Location

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: allow.craft.sang

Disclaimer

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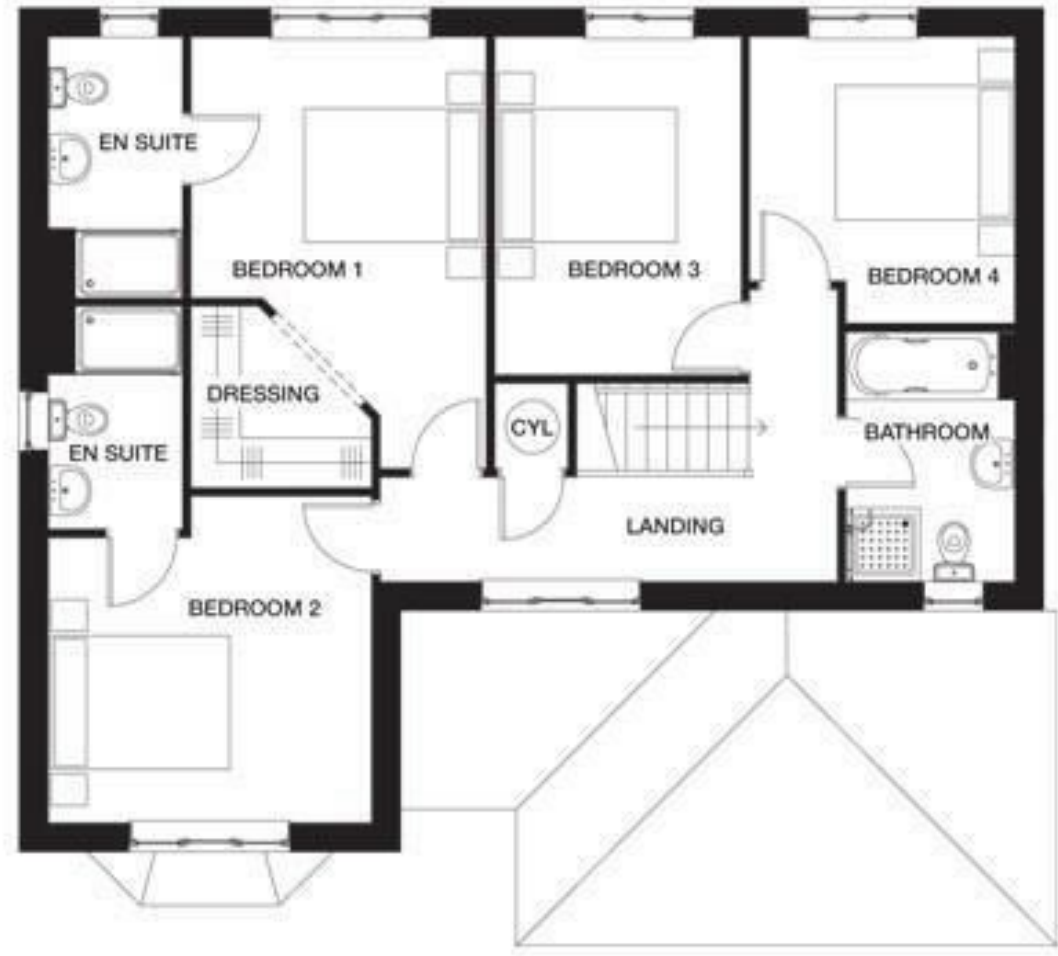








Ground Floor



First Floor