



**Kelvin Road, Elland, HX5 0LL**  
**£450,000**

**E&H** Holmes  
ESTATE AGENTS



Situated in this sought after location is this five bedroom detached property that is in a prime location for both local primary and secondary schools. Being on the doorstep of the M62 corridor also makes this an attractive buy for anyone commuting to either Leeds and Manchester.

The property boasts a spacious layout with two reception rooms, perfect for entertaining guests or simply relaxing with your family. Having both utility and cloak facilities, along with en-suite to master bedroom and another three bedrooms, two sharing a jack and jill bathroom, as well as a house bathroom, there is ample space for everyone to have their own sanctuary within this lovely home.

The detached nature of the house provides a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this delightful house your new home. Book a viewing today and experience the warmth and comfort that this property has to offer.



### Entrance Porch

UPVC double glazed door to front elevation.

### Inner Landing

**Kitchen / Diner / Lounge 25'4" x 16'7" widening to 31'1"**  
(7.741 x 5.071 widening to 9.475)

Lounge - Electric fire. UPVC double glazed windows to side and front elevations.

Kitchen / Diner - Wall and base units. Sink. Tiled splash backs. Freestanding gas oven and hob. Cooker hood. UPVC double glazed Bi-fold doors to rear elevation.

### Utility Room

Wall and base units. Sink. Tiled splash backs. Plumbing for washing machine. Boiler. UPVC double glazed door to rear elevation.

**Snug/Office 10'10" x 10'7" (3.320 x 3.240)**

Radiator. UPVC double glazed window to front elevation.

### Cloakroom

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

### Storage Room

Water tank.

### Landing

**Bedroom One 17'7" x 11'10" (5.367 x 3.614)**

Radiator. UPVC double glazed window to rear elevation.

### Ensuite

Double sink vanity unit. Low flush W.C. Walk-in shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

**Bedroom Two 10'7" x 11'0" (3.239 x 3.361)**

Radiator. UPVC double glazed window to front elevation.

### Jack and Jill Shower Room

Vanity unit. Low flush W.C. Shower cubicle. Partially tiled. UPVC double glazed window to side elevation.

**Bedroom Three 11'8" x 10'7" (3.570 x 3.228)**

Radiator. UPVC double glazed window to rear elevation.

**Bedroom Four 10'11" x 10'10" (3.328 x 3.311)**

Radiator. UPVC double glazed window to front elevation.

**Bedroom Five 14'3" x 6'6" (4.357 x 1.985)**

Radiator. UPVC double glazed window to front elevation.

### Rear Garden

Artificial lawn garden.

### Parking

Gravel driveway with parking for three cars.

### Council Tax Band

E

### Location

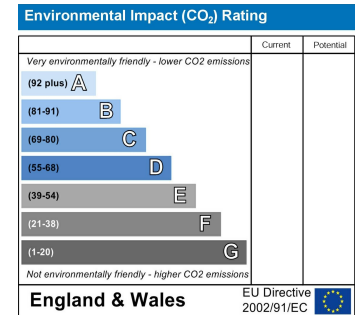
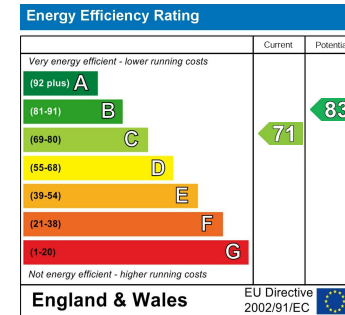
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
chin.pounds.quick

### Disclaimer

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We are not a member of a client money protection scheme.



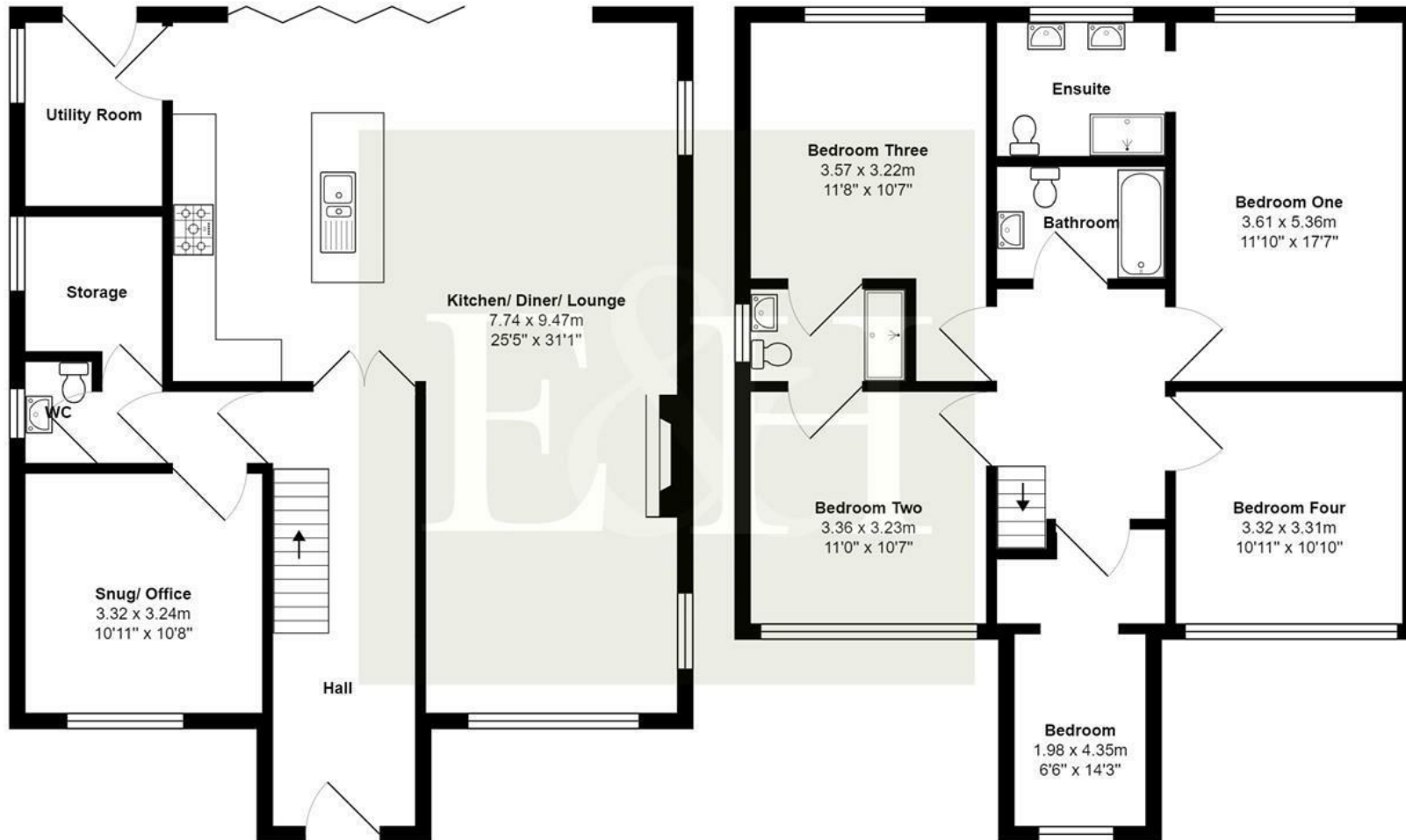












All measurements are approximate and for display purposes only