



Elsinore Avenue, Elland, HX5 0LT
£275,000

E&H Holmes
ESTATE AGENTS

This immaculately presented, three bedroom, semi detached home is located in this popular area of Elland, ideally located for access to both local primary and secondary schools. Having a stylish living room with log burner, modern dining kitchen which is open plan to the sunroom along with the added benefit of a utility room this is a perfect home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen, sun room and utility room to the ground floor. On the first floor are three bedrooms and the house bathroom. There is a driveway for up to two cars, a lawn garden to the front and an attractive, low maintenance garden to the rear.



Entrance Hall

Cupboard. Radiator. Composite door to front elevation.

Lounge 17'4" x 13'11" max (5.301 x 4.258 max)

Log burner. Two radiators. UPVC double glazed windows to front and rear elevations.

Dining Kitchen 10'9" narrowing to 7'3" x 15'5" max (3.283 narrowing to 2.235 x 4.703 max)

Fitted kitchen with wall and base units. Undercounter one and a half bowl sink. Eye level electric oven. Built in combi microwave. Induction hob. Quartz work surfaces. Integrated dishwasher. Integrated fridge / freezer. Designer radiator. UPVC double glazed window to rear elevation.

Sun Room 9'10" x 10'7" (3.002 x 3.226)

UPVC double glazed French doors and windows to rear elevation.

Utility Room 9'7" x 6'2" (2.939 x 1.880)

Wall and base units. Stainless steel sink. Plumbing for washing machine. Boiler. Radiator. Door to side elevation.

Landing

Stairs leading from entrance hall. Two UPVC double glazed windows to front elevation.

Bedroom One 15'4" max to wardrobes x 9'9" max (4.691 max to wardrobes x 2.995 max)

Fitted wardrobes. Two radiators. UPVC double glazed windows to rear and side elevation.

Bedroom Two 8'6" x 10'4" to wardrobes (2.594 x 3.154 to wardrobes)

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

Bedroom Three 7'3" x 9'10" (2.216 x 3.015)

Radiator. Two UPVC double glazed windows to front elevation.

Shower Room

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

Parking

Driveway parking for up to two cars.

Front Garden

Lawn garden.

Rear Garden

Enclosed patio and shale garden with decking area, summerhouse and shed.

Council Tax Band

B

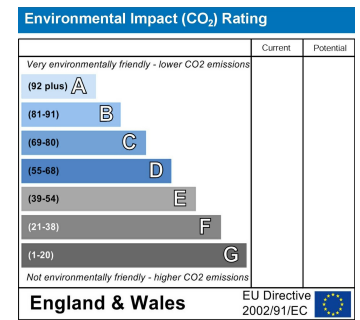
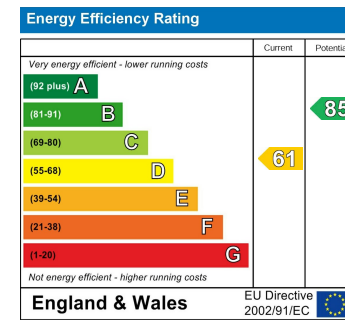
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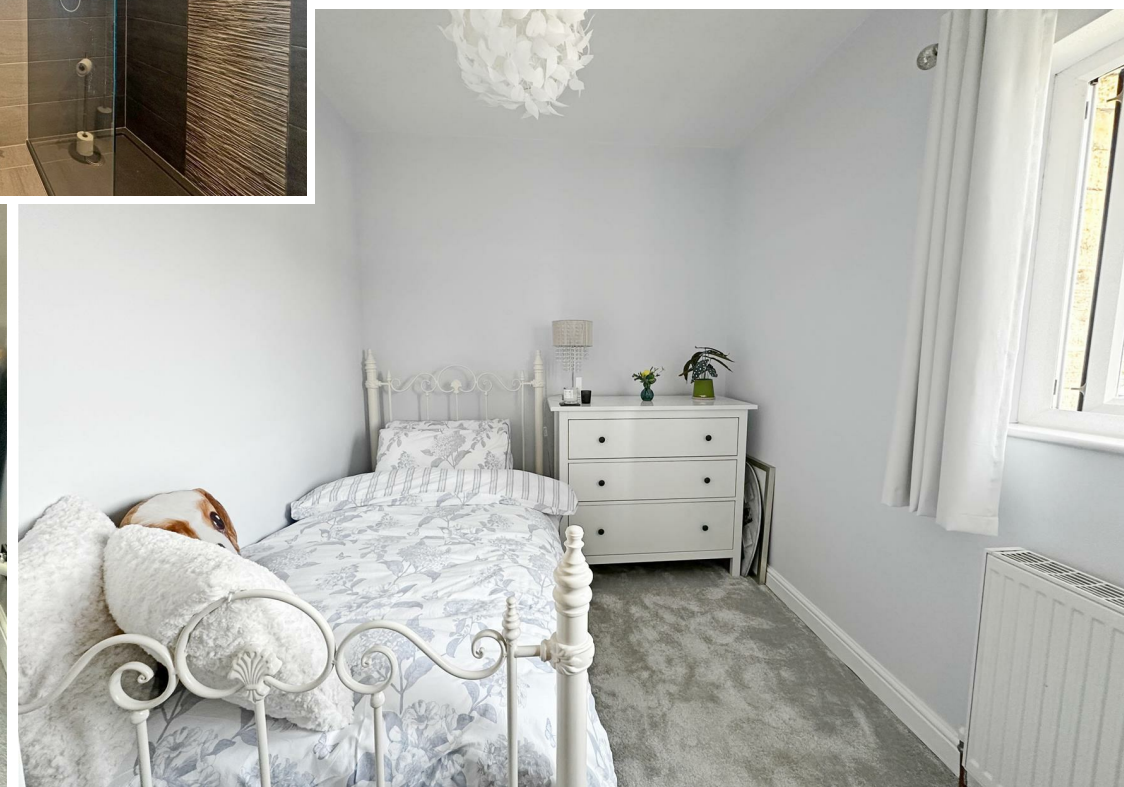
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The three words designated to this property is: solve.values.dare

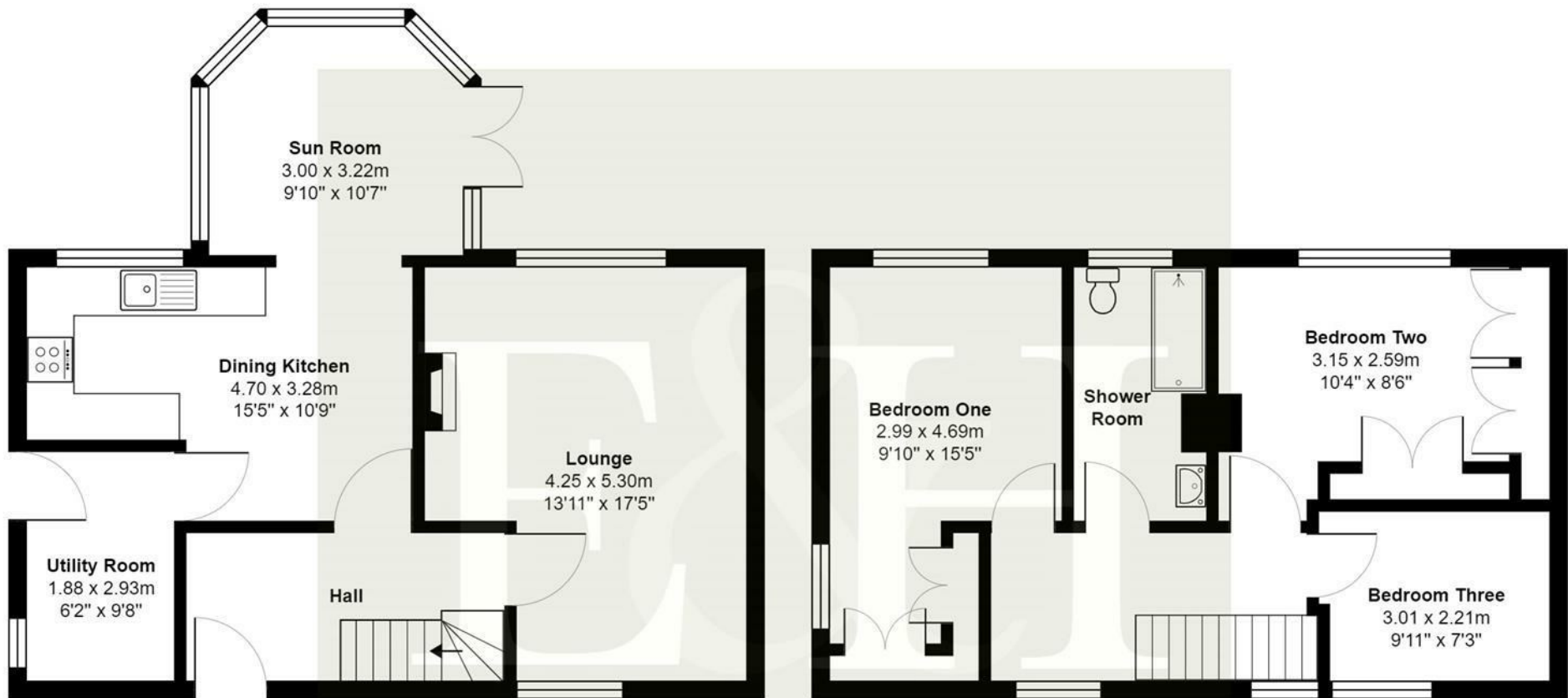
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All measurements are approximate and for display purposes only