



Maple Fold, Elland, HX5 0PH
£430,000

E&H Edkins Holmes
ESTATE AGENTS

This stylishly presented, five bedroom, executive property on a quiet cul-de-sac in Elland will make a perfect home for a young or growing family. The house has been extended by the current owner to create a contemporary living/dining kitchen with bi-fold doors to the rear garden along with utility and cloak rooms. The master bedroom benefits from an en-suite shower room and fitted wardrobes. Bedroom five is located on the ground floor making this a flexible space for alternative uses such as office or playroom. The property comes with existing permitted development for a loft conversion.

The accommodation, in brief, comprises: Entrance hall, lounge, living/dining kitchen, lounge, bedroom five, utility room and cloakroom along with access to the integral garage on the ground floor. On the first floor is the master bedroom with en-suite, three further bedrooms and house bathroom. There is driveway parking for two cars leading to the garage at the front and an enclosed garden to the rear.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Traditional style radiator. UPVC double glazed window to rear elevation.

Lounge 14'10" x 12'0" (4.537 x 3.666)

Radiator. UPVC double glazed window to rear elevation.

Living / Dining Room 20'2" x 12'4" (6.160 x 3.771)

Open plan to kitchen. Traditional style radiator and designer radiator. UPVC double glazed bi-fold doors to rear elevation. Two Velux windows.

Kitchen 14'2" x 8'11" (4.325 x 2.724)

Fitted kitchen with a range of wall and base units. Breakfast bar. Composite one and a half bowl sink. Two electric eye level ovens. Five ring gas hob. Cooker hood. Integrated dishwasher. Space for American style fridge / freezer. Underfloor heating to kitchen area. UPVC double glazed window to front elevation.

Second Reception Room / Bedroom 11'3" x 9'8" (3.433 x 2.956)

Radiator. UPVC double glazed window to front elevation.

Utility Room 7'6" x 4'1" (2.294 x 1.268)

Wall units. Plumbing for washing machine. Space for dryer. Boiler. Door to integral garage.

Landing

Stairs leading from entrance hall. Loft access. Radiator. UPVC double glazed window to side elevation.

Bedroom One 9'5" x 14'6" (2.889 x 4.426)

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

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Two 11'2" x 9'0" (3.425 x 2.745)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 12'1" x 10'0" (3.691 x 3.054)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 7'8" x 8'11" (2.349 x 2.741)

Currently utilised as an office. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Cupboard. Chrome towel radiator. Extractor fan. UPVC double glazed window to front elevation.

Garage 14'1" x 8'5" (4.298 x 2.590)

Up and over doors. Power. Light.

Parking

Driveway parking for two cars.

Rear Garden

Enclosed landscaped garden with composite decking, shingle and seating areas.

Planning

Existing Permitted Development for loft conversion
Reference: 21/00861/192 (Found on Calderdale Council website)

Council Tax Band

D

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:
signal.crib.study

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