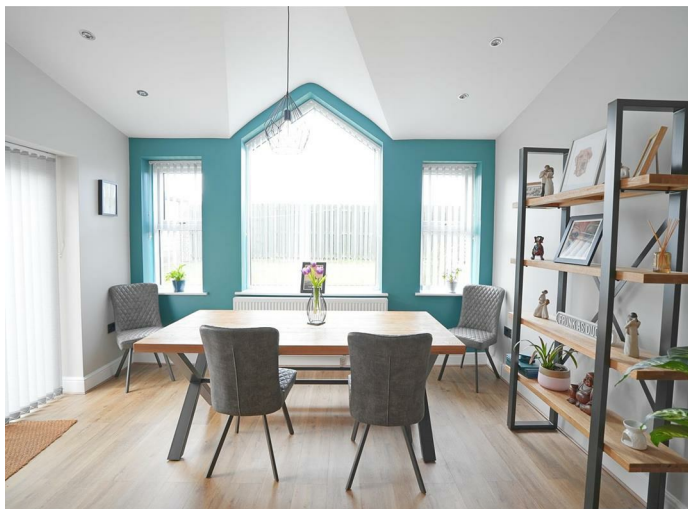




Holly Bank, Elland, HX5 0JT
£390,000

E&H Edkins Holmes
ESTATE AGENTS

An attractive, four bedroom, executive detached house located in Elland. This impressive property boasts a spacious and contemporary design, perfect for modern family living. With four well-proportioned bedrooms, including a master bedroom with en-suite, there is ample space for both relaxation and entertaining. The heart of the home features a contemporary living space, complete with a media wall, ideal for enjoying movie nights or hosting gatherings with friends and family. With a second reception room offering use as a snug, family room or home office there is ample space for the whole family. One of the standout features of this property is the delightful views over the playing field to the rear, providing a serene backdrop for your daily life. The rear garden is perfect for children to play or for hosting summer barbecues, making it a wonderful environment for family activities. Holly Bank is ideally situated for those seeking convenience, with local schools and amenities just a stone's throw away. This prime location ensures that everything you need is within easy reach, making it an excellent choice for families and professionals alike.



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

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

Lounge 21'11" x 15'1" (6.684 x 4.615)
Media wall with flame effect electric fire and LED lighting. Two radiators. UPVC double glazed French doors. Three UPVC double glazed windows to rear elevation.

Second Reception Room / Study 11'3" into bay x 9'10" (3.444 into bay x 3.020)
Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 14'7" x 8'11" (4.458 x 2.721)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl corner sink. Dual fuel Range cooker (available by separate negotiation). Stainless steel cooker hood. Plumbing for dishwasher. Radiator. UPVC double glazed window to rear elevation.

Utility Room 5'5" x 6'3" (1.672 x 1.912)
Pantry cupboards. Plumbing for washing machine. Understairs cupboard. UPVC double glazed door to side elevation.

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

Master Bedroom 14'10" x 12'7" (4.533 x 3.838)
Radiator. Two UPVC double glazed window to side elevation.

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

Bedroom Two 11'2" x 9'0" (3.426 x 2.762)
Radiator. UPVC double glazed windows to front and rear elevations.

Bedroom Three 11'3" x 8'6" (3.439 x 2.591)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 7'10" x 6'4" (2.392 x 1.949)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

Integral Garage 17'4" x 8'9" (5.302 x 2.672)
Up and over doors. Power. Light. Boiler.

Parking
Driveway parking for one car.

Front Garden
Open lawn garden.

Rear Garden
Lawn and patio garden with shed.

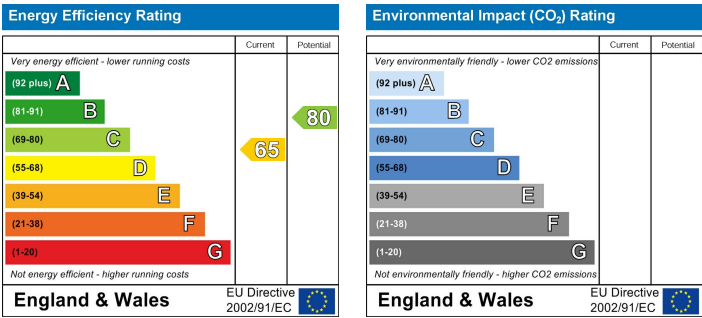
Council Tax Band
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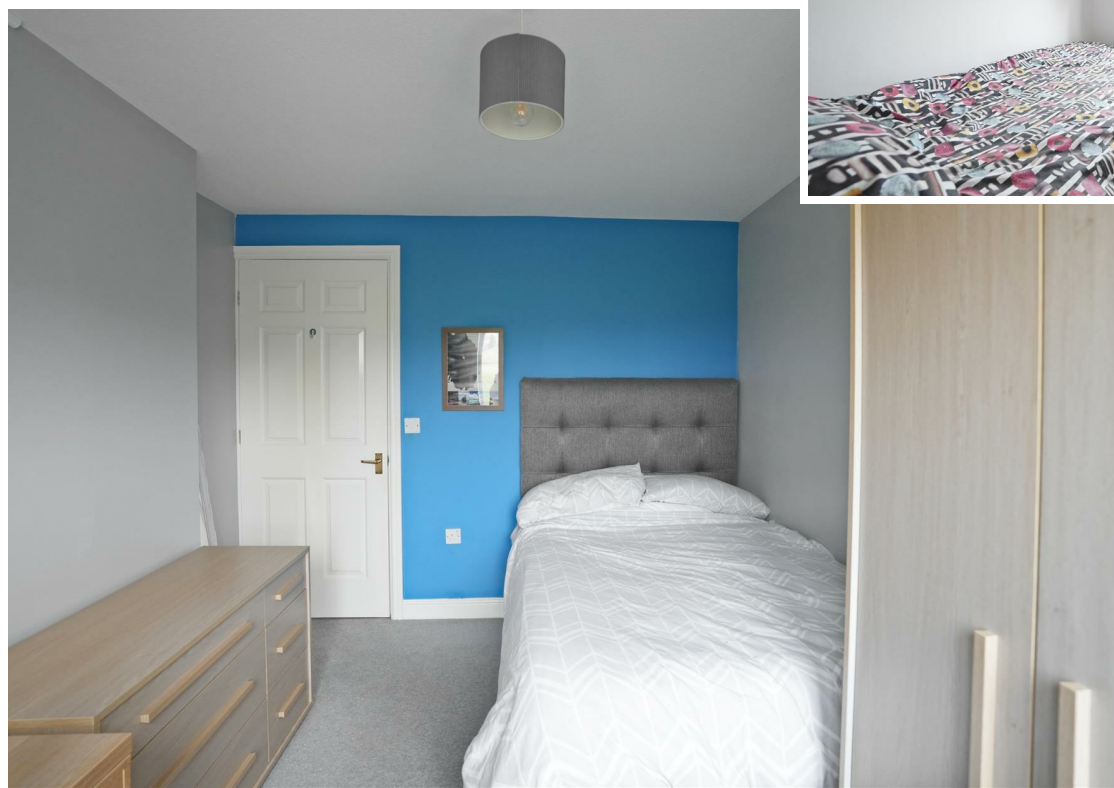
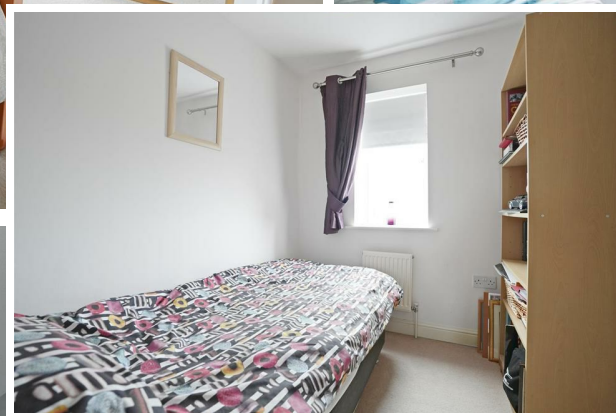
Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
happen.power.finds

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any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only