



Norton Street, Elland, HX5 0LU
£260,000

E&H Edkins Holmes
ESTATE AGENTS

This attractive 1930s semi-detached home in Elland effortlessly combines period character with modern living, featuring an open-plan living/dining kitchen that flows seamlessly, a separate lounge for relaxed evenings, and a bright conservatory offering additional versatile space. The contemporary four-piece bathroom adds a touch of luxury, while outside, the well-maintained garden boasts a lawn, patio, and decking area complete with a summerhouse, perfect for entertaining or unwinding. Ideally situated close to local amenities, both primary and secondary schools and transport links, this property is an ideal choice for families or professionals alike.



Entrance Hall

Understairs cupboard housing boiler. Radiator. UPVC double glazed door to front elevation.

Lounge 14'1" into bay x 10'5" (4.311 into bay x 3.189)

Coal effect, living flame gas fire. Radiator. UPVC double glazed bay window to front elevation.

Dining Kitchen 13'4" x 16'9" (4.076 x 5.123)

Fitted kitchen with wall and base units. Breakfast bar. Stainless steel one bowl sink. Instant hot water tap. Rangemaster cooker (available by separate negotiation). Plumbing for washing machine. Plumbing for dishwasher. Radiator. UPVC double glazed window to rear elevation.

Conservatory 9'7" x 15'10" (2.939 x 4.829)

UPVC constructed conservatory. Two electric heaters.

Landing

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

Bedroom One 12'8" x 9'3" to wardrobes (3.870 x 2.835 to wardrobes)

Sharps fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 12'1" x 7'10" (3.703 x 2.390)

Sharps fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 8'6" x 6'8" (2.598 x 2.051)

Built in cupboard. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Corner bath. Separate shower cubicle. Fully tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Parking

Driveway with parking for two cars.

Rear Garden

Lawn, patio and decking garden with summerhouse.

Council Tax Band

C

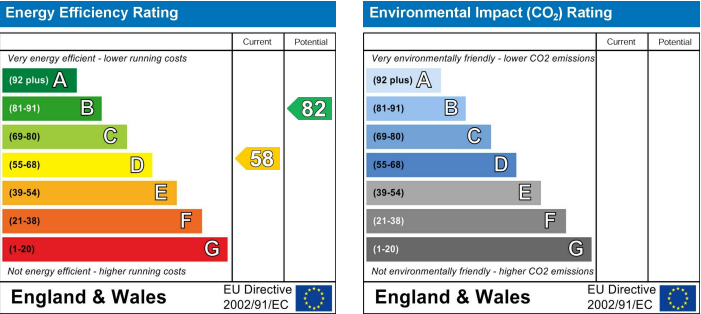
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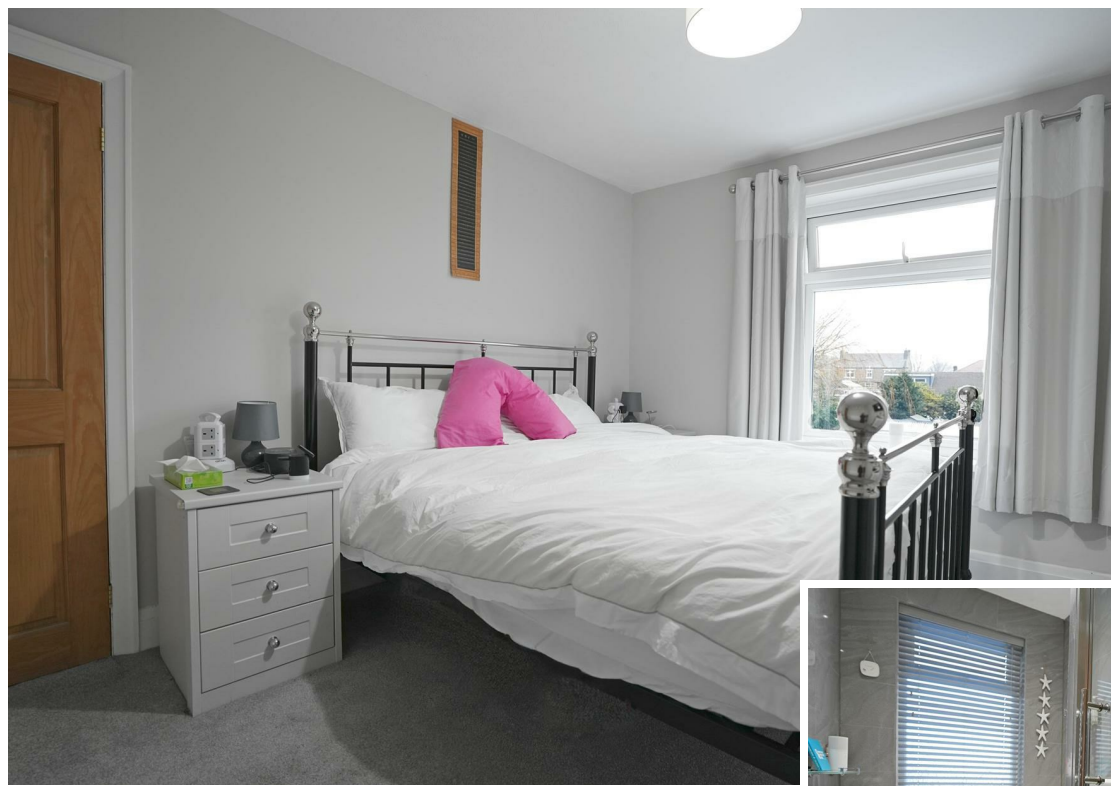
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The three words designated to this property is:
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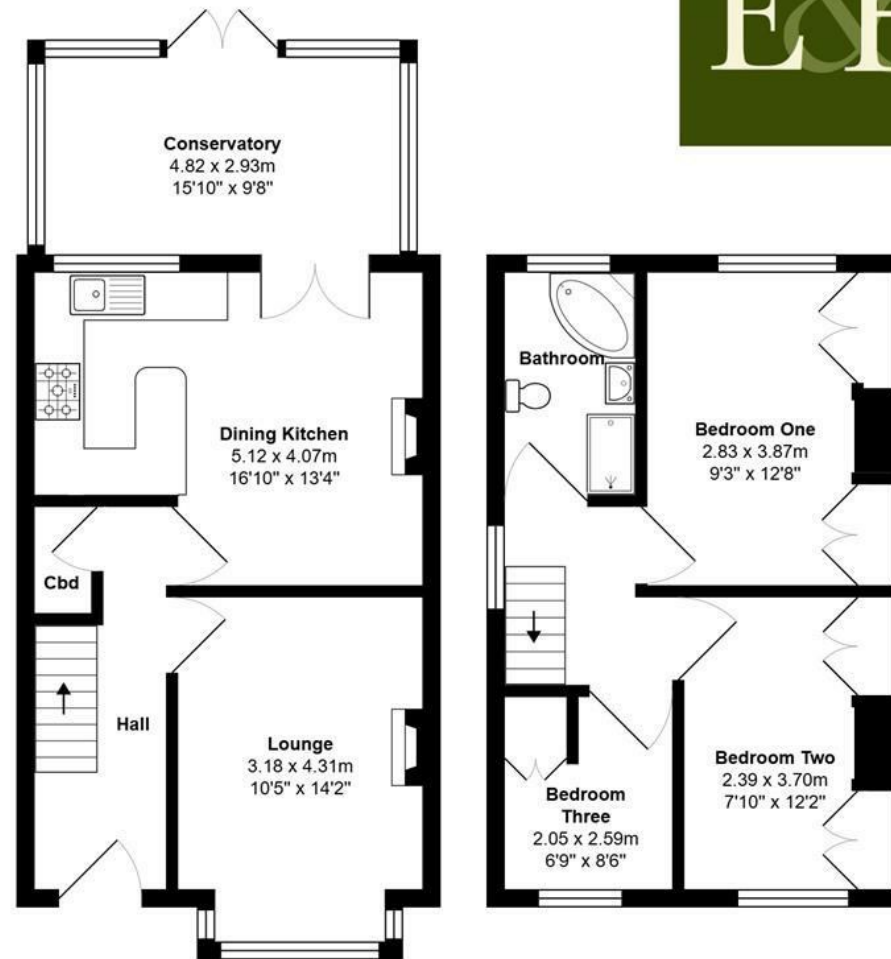
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