



**Newcombe Street, Elland, HX5 0EG**  
**£210,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



## Spacious 3-Bedroom End of Terrace Home in Elland

Situated on a quiet no-through road in the heart of Elland, this three-bedroom end of terrace home offers fantastic space both inside and out. The property boasts a spacious lounge, a well-proportioned dining kitchen, and gardens to three sides, perfect for outdoor relaxation or entertaining.

Further benefits include a large garage and driveway parking, providing ample space for multiple vehicles. With its excellent location and generous living space, this home is ideal for families or professionals alike.



**Ground Floor:**

**Entrance Porch**

Stone floor. UPVC double glazed windows to three sides. UPVC double glazed door to front elevation.

**Lounge 12'5" x 14'9" (3.804 x 4.512)**

Cast iron multi fuel stove. Designer radiator. UPVC double glazed doors to front elevation leading to porch.

**Dining Kitchen 10'0" x 16'8" (3.055 x 5.103)**

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Laminated work surfaces. Tiled splashbacks. Double electric oven. Gas hob. Cooker hood. Integrated washing machine. Integrated fridge / freezer. Radiator. Understairs cupboard housing boiler (installed July 2020, serviced annually). UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

**Cellar**

Accessed from a trapdoor within the understairs cupboard.

**First Floor:**

**Landing**

Stairs leading from Dining Kitchen. Loft access. Designer radiator.

**Bedroom One 9'6" x 15'1" (2.900 x 4.621)**

Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 9'8" x 10'0" (2.957 x 3.058)**

Radiator. UPVC double glazed window to rear elevation.

**Bathroom**

Vanity unit with low flush W.C. Bath with shower over. Chrome towel radiator. Fully tiled. UPVC double glazed window to rear elevation.

**Second Floor:**

**Bedroom Three 11'9" x 13'9" (3.601 x 4.215)**

Exposed ceiling beams. Under eaves storage. Storage cupboard. Radiator. UPVC double glazed window to rear elevation.

**Garage**

Detached double garage with power and light. UPVC double glazed window to side. Door to side elevation.

**Parking**

Off road parking currently set up for one car but would fit two cars.

**Front Garden**

Patio garden with flowerbeds.

**Rear / Side Garden**

Patio garden to the rear and lawn, pebble and decking to the side.

**Council Tax Band**

A

**Location**

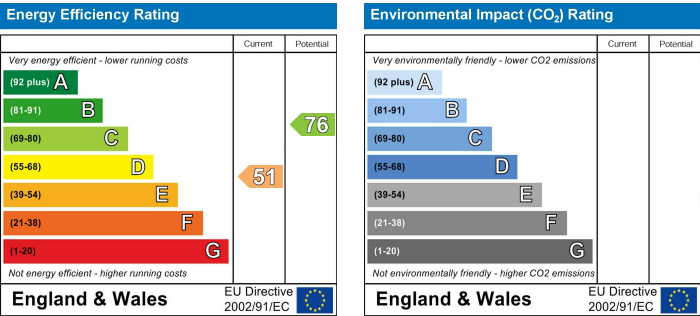
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
rungs.slang.snap

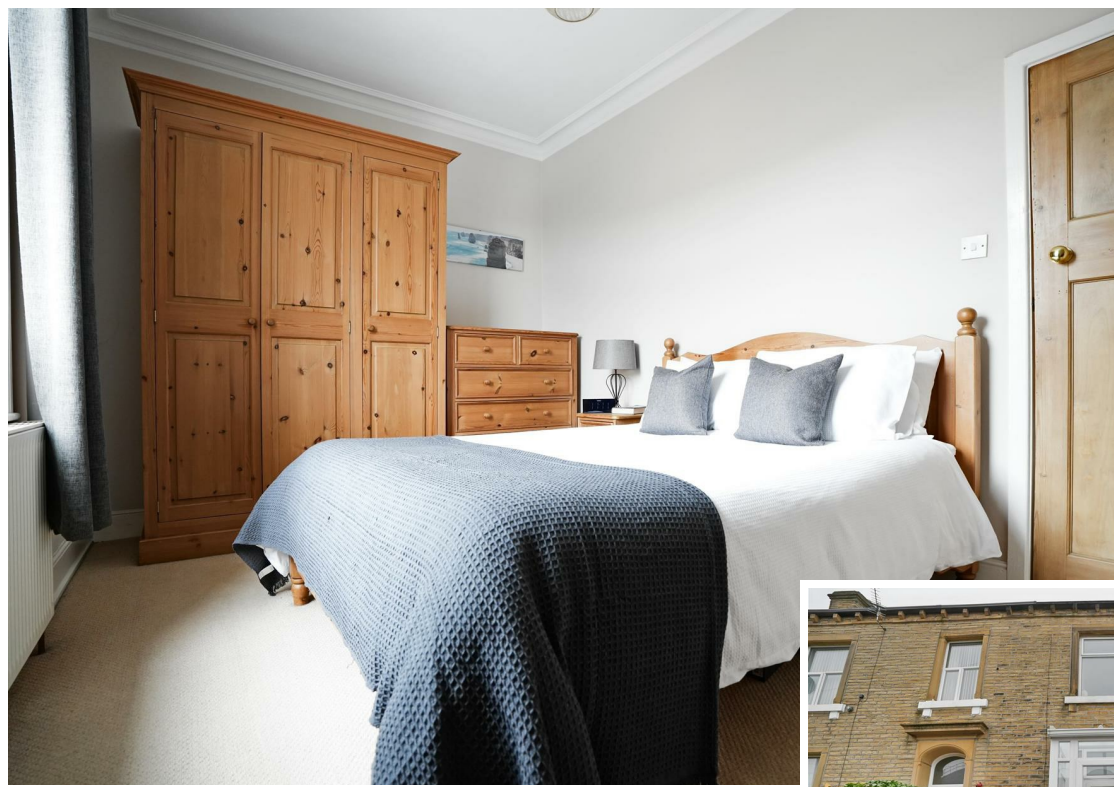
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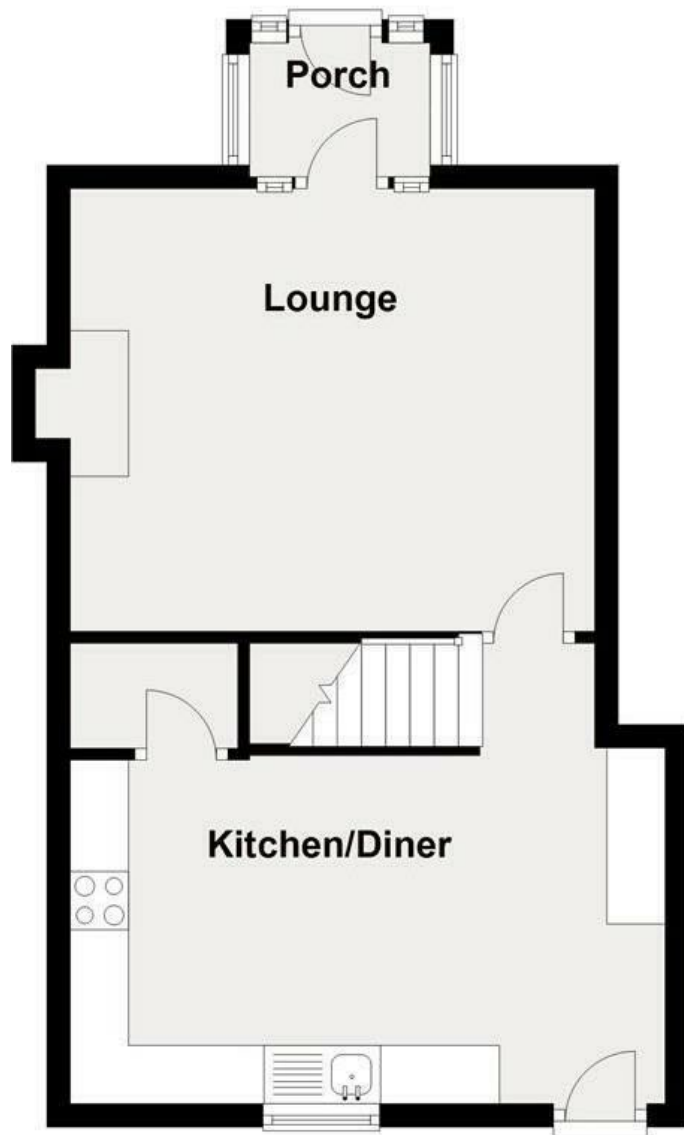




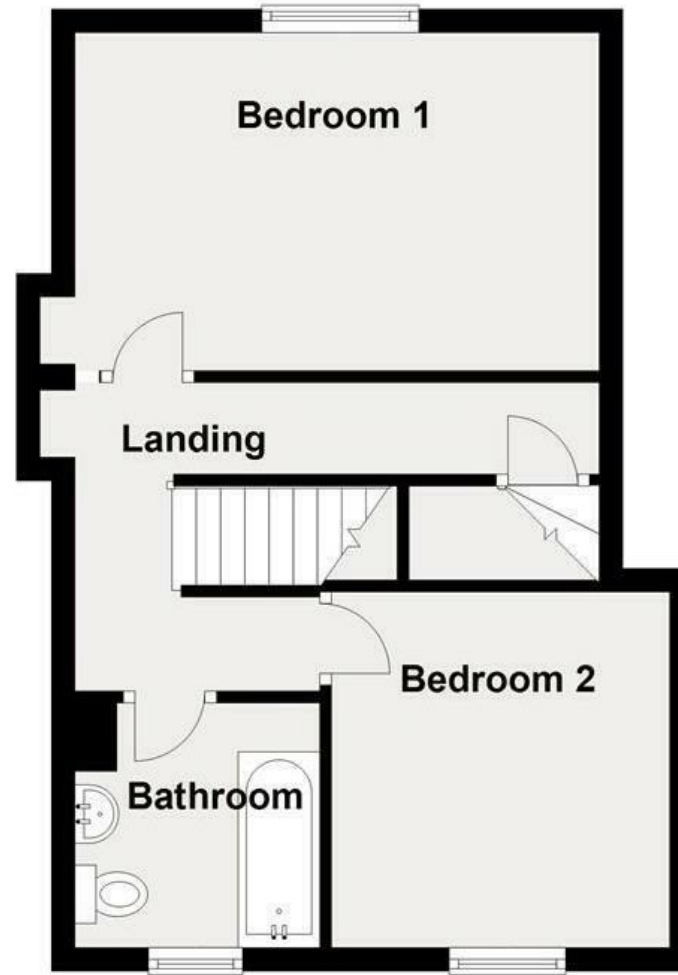




**Ground Floor**



**First Floor**



**Second Floor**

