



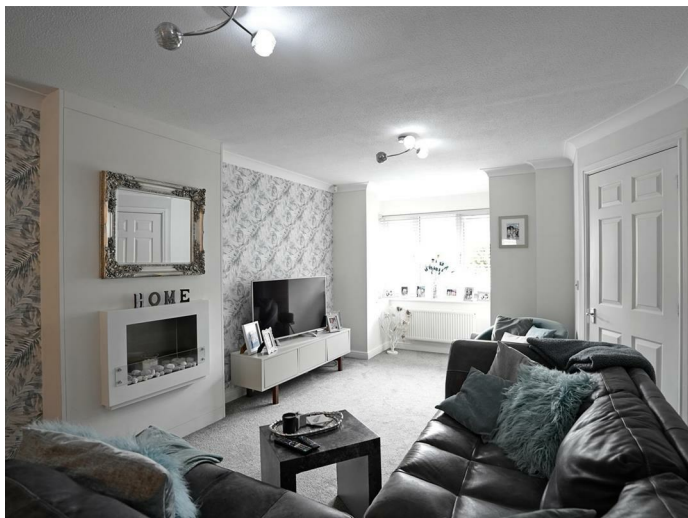
Holly Bank, Elland, HX5 0JT
£425,000

E&H Edkins Holmes
ESTATE AGENTS

Discover your dream home with this exceptional four-bedroom executive detached residence located on the prestigious Holly Bank in Elland. This property has been thoughtfully extended to create a spacious and inviting living dining kitchen area, complete with handcrafted units that add a touch of elegance and sophistication. The master bedroom features a well proportioned en-suite, providing a private sanctuary for relaxation. Additionally, there is a stylish house bathroom that caters to the needs of the entire family.

The low-maintenance enclosed garden is perfect for those who appreciate outdoor living without the hassle of extensive upkeep. It features a delightful Garden Room, which benefits from power and lighting, making it an ideal space for a home office, studio, or simply a place to unwind and enjoy the tranquility of your surroundings.

This home seamlessly blends modern luxury with functionality, offering a perfect setting for contemporary family living. With its stunning features and prime location, this property is sure to impress and provide a comfortable and stylish lifestyle for its new owners.



Entrance Hall

Radiator. Composite door to front elevation.

Cloakroom

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

Lounge / Diner 28'8" into bay x 11'6" (8.748 into bay x 3.506)

Understairs cupboard. Two radiators. UPVC double glazed window to front elevation.

Living / Dining Kitchen 22'0" x 15'4" + 12'0" x 9'1" (6.716 x 4.679 + 3.670 x 2.794)

Handmade fitted kitchen. One and a half bowl Corian sink. Corian work surfaces. Eye level electric oven. Integrated microwave. Integrated dishwasher. Underfloor heating. Electric heater. Radiator. UPVC double glazed French doors to rear elevation. Two UPVC double glazed windows to rear elevation. Four Velux windows.

Landing

Stairs leading from entrance hall. Radiator.

Bedroom One 11'2" to wardrobes x 11'6" (3.410 to wardrobes x 3.515)

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

En-Suite

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

Bedroom Two 13'10" x 8'10" (4.221 x 2.707)

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

Bedroom Three 12'5" x 8'6" (3.810 x 2.616)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 10'4" max x 8'3" (3.150 max x 2.531)

Fitted wardrobes and dressing table. Radiator. UPVC double glazed window to rear elevation.

Bathroom

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

Garage 17'8" x 8'8" (5.393 x 2.648)

Up and over doors. Power. Light. Boiler. Plumbing for washing machine.

Parking

Driveway parking for two cars.

Front Garden

Shrubbery garden.

Rear Garden

Enclosed low maintenance patio and decking garden. Garden room with power and light.

Council Tax Band

E

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:
print.marked.bleak

Disclaimer

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