



**Jepson Lane, Elland, HX5 0PY**  
**£325,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



This immaculately presented four-bedroom residence in Elland offers an exceptional blend of spaciousness and classic charm. Beyond its unassuming exterior lies a thoughtfully designed interior that caters to modern family living.

Upon entering, you are greeted by two generously sized reception rooms, each exuding warmth and versatility, ideal for both relaxation and entertaining. The principal bedroom serves as a private sanctuary, complete with an en-suite bathroom, providing a luxurious retreat.

The home proudly showcases its heritage through meticulously preserved original features, including intricate coving, substantial skirting boards, and elegant ceiling roses, all contributing to its timeless appeal. A practical cellar/utility room offers additional storage and functional space, enhancing the home's practicality.

Complementing the main residence is a detached single garage, providing secure parking or potential for alternative uses. The property also boasts low-maintenance enclosed gardens at both the front and rear, offering private outdoor spaces perfect for leisure and gatherings.

This property represents a rare opportunity to acquire a home that harmoniously blends period features with contemporary comforts in a desirable and well-connected location.



**Ground Floor:**

**Entrance Hall**

Exposed wooden floor. Radiator. UPVC double glazed door to front elevation.

**Lounge 15'6" x 13'11" (4.745 x 4.242)**

Electric stove. Original cornice, ceiling rose and skirting board. Wooden floor. Designer radiator. UPVC double glazed window to front elevation.

**Dining Room 17'6" x 12'3" (5.351 x 3.741)**

Original cornice, ceiling rose and skirting board. Wooden floor. Radiator. UPVC double glazed window to rear elevation.

**Kitchen 17'5" x 7'9" (5.323 x 2.381)**

Wall and base units. Stainless steel two bowl sink. Range cooker (available by separate negotiation). Stainless steel cooker hood. Boiler. UPVC double glazed door to rear elevation. UPVC double glazed window rear elevation.

**Cellar 6'9" x 20'9" (2.071 x 6.340)**

Wall and base units. Stainless steel sink. Plumbing for washing machine. Radiator.

**First Floor:**

**Landing**

Stairs leading from entrance hall. Stairs leading to second floor. Wooden floor.

**Bedroom One 15'7" x 12'4" (4.757 x 3.770)**

Wooden floor. Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 17'8" x 12'3" (5.405 x 3.747)**

Wooden floor. Radiator. UPVC double glazed window to rear elevation.

**Bedroom Three 9'3" x 8'1" (2.829 x 2.465)**

Wooden floor. Radiator. UPVC double glazed window to front elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Bidet. Bath with mixer

taps and shower head. Separate shower cubicle. Partially tiled walls. Tiled floor. Chrome towel radiator. UPVC double glazed window to rear elevation.

**Second Floor:**

**Principal Bedroom 21'4" max x 20'10" max (6.511 max x 6.373 max)**

Wooden floor. Radiator. Velux window.

**En-Suite**

Wash hand basin. Low flush W.C. Shower. Chrome towel radiator. Tiled floor. Extractor fan.

**Garage**

Detached, single garage with up and over doors. Power. Light.

**Front Garden**

Patio garden with wrought iron fence.

**Rear Garden**

Attractive enclosed patio garden.

**Council Tax Band**

C

**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:  
judge.narrow.cycle

**Disclaimer**

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