



Park Road, Elland, HX5 9HZ
£117,000

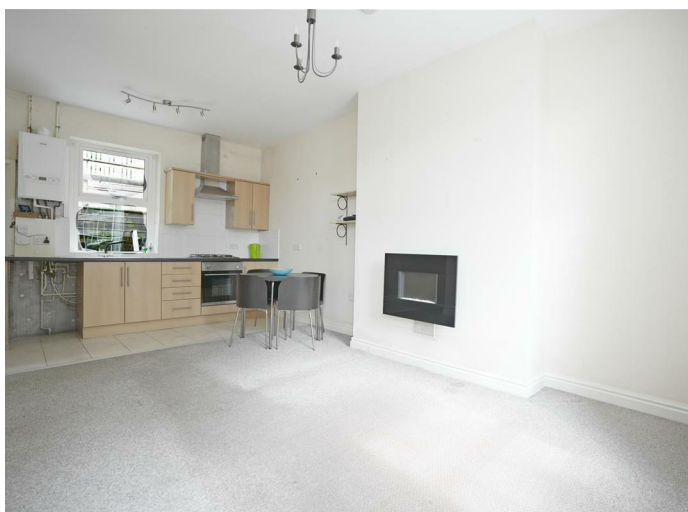
E&H Edkins Holmes
ESTATE AGENTS

In an elevated position on Park Road, Elland this terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for an individual, couples, or buy to let investor. The open plan living and kitchen area creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining.

Constructed from beautiful stone with a tiered garden which provides an excellent outdoor space. It is a wonderful spot for summer barbecues or quiet evenings under the stars.

The location is particularly advantageous, situated conveniently between the bustling town centres of Elland and Brighouse. Residents will appreciate the easy access to local amenities, shops, and transport links, ensuring that everything you need is just a short distance away.

This property presents a fantastic opportunity for anyone looking to settle in a friendly community.



Entrance Vestibule

UPVC double glazed door to front elevation.

Lounge 13'8" x 10'10" (4.188 x 3.308)

Open plan to kitchen. Wall mounted electric fire. Radiator. UPVC double glazed window to front elevation.

Kitchen 4'9" x 13'7" (1.452 x 4.156)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Boiler. Access to cellar. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance vestibule. Loft access.

Bedroom One 9'8" x 13'10" into alcoves (2.949 x 4.227 into alcoves)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 5'11" x 8'6" (1.808 x 2.600)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

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

Front Garden

Tiered patio and shingle garden.

Rear Garden

Tiered decking and patio garden.

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:
exact.excuse.august

Disclaimer

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