



**Victoria Road, Elland, HX5 0QF**  
**Offers Over £550,000**

**E&H** Holmes  
ESTATE AGENTS

Having been tastefully extended by the current owners to create a property perfect for modern family living in the sought after area of Victoria Road, Elland. The property boasts a magnificent open plan living/dining kitchen room, separate lounge, four well proportioned bedrooms including master with en-suite and the added bonus of a separate garden room with kitchen and cloak facilities. This period property will make an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge, living/dining kitchen, utility room, cloakroom and rear entrance vestibule to the ground floor. On the first floor is the master bedroom with en-suite, two further double bedrooms and the house bathroom. The fourth double bedroom is in the converted attic. Externally there is a detached garden room which is currently used as a bar, a cleverly 'zoned' rear garden with a gated driveway to the front with shrubbery garden and pond.



**Entrance Hall**  
Access to cellar. Radiator. UPVC stained glass window to side elevation. Wooden Stained glass door to front elevation.

**Lounge 12'11" + bay x 12'10" (3.958 + bay x 3.931)**  
Coal effect, living flame gas fire. Ceiling rose. Picture rail. Radiator. UPVC double glazed Bay window to front elevation.

**Living/Dining Kitchen Comprising:**

**Kitchen 11'11" x 11'11" (3.636 x 3.633)**  
Fitted kitchen with a range of wall and base units. Composite one and half bowl sink with boiling water tap. Miele eye level electric oven with warming drawer. Miele combination microwave. Integrated dishwasher. Integrated fridge / freezer. Wine fridge. UPVC double glazed window to rear elevation.

**Living Room 14'11" x 15'11" (4.572 x 4.862)**  
Multifuel fire with sandstone hearth and surround. Radiator. UPVC double glazed window to rear elevation.

**Dining Room 15'4" x 11'11" (4.687 x 3.637)**  
Radiator. Skylight. UPVC double glazed window to front elevation. UPVC double glazed bi-fold doors.

**Rear Entrance Vestibule**  
Tiled flooring. Radiator. Composite double glazed door to rear elevation.

**Cloakroom**  
Wash hand basin. Low flush W.C. Extractor fan. Radiator.

**Utility Room 7'11" x 5'2" (2.429 x 1.593)**  
Base units. Composite steel sink. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed window to rear elevation.

**Landing**  
Stairs leading from entrance hall. Stairs leading to second floor. UPVC double glazed window to side elevation.

**Master Bedroom 15'9" x 11'10" (4.826 x 3.626)**  
Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

**En-Suite**  
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Extractor fan. Radiator. UPVC double glazed window to side elevation.

**Bedroom Two 12'11" x 12'11" (3.959 x 3.958)**  
Feature fireplace. Radiator. UPVC double glazed window to front elevation.

**Bedroom Three 15'0" x 9'9" (4.588 x 2.987)**  
Radiator. UPVC double glazed window to side elevation.

**Bathroom**  
Wash hand basin. Bath with mixer taps. Separate shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

**Bedroom Four 19'5" x 12'10" (5.940 x 3.928)**  
Located in the converted attic. With dividing wall creating a separate study/ seating area. Radiator. UPVC double glazed window to front elevation.

**Cellar Room One 6'1" x 12'7" (1.868 x 3.856)**  
Power. Light. Window to side elevation.

**Cellar Room Two 13'1" x 6'0" (4.000 x 1.829)**  
Light.

**Detached Garden Room 15'8" x 17'7" (4.798 x 5.361)**  
Electric wall mounted heater. Kitchen cupboards. Stainless one and a half bowl sink. UPVC double glazed bi-fold doors.  
Cloakroom with WC and wash hand basin.

**Parking**  
Gated driveway for several vehicles.

**Front Garden**  
Shrubbery garden with pond.

**Rear Garden**  
Enclosed zoned garden with covered patio area. Artificial

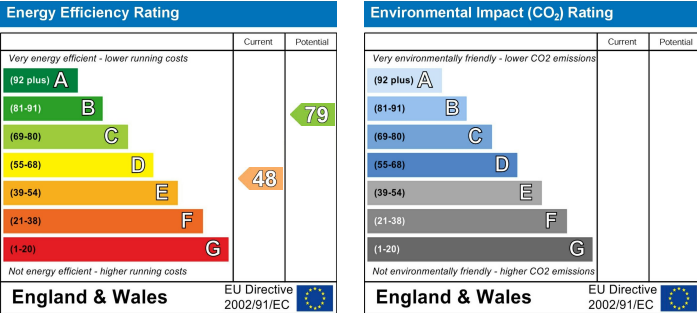
lawn garden and patio entertaining area. Allotment with raised beds. Integral storage.

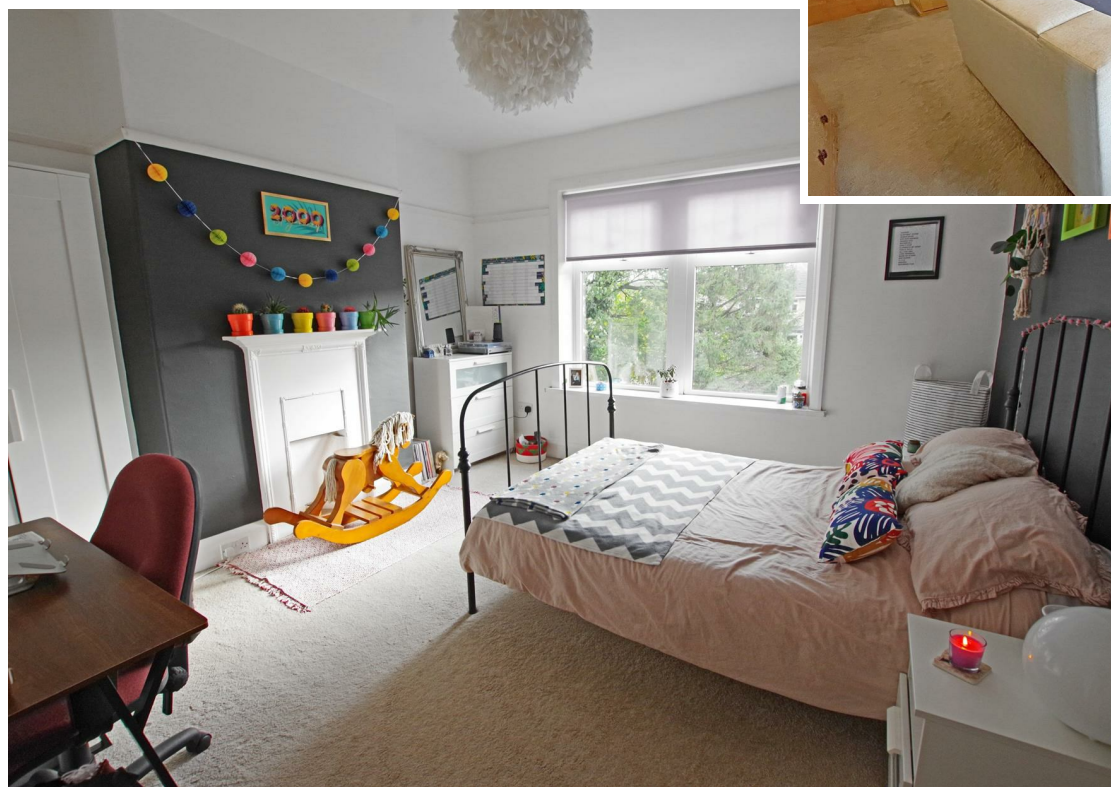
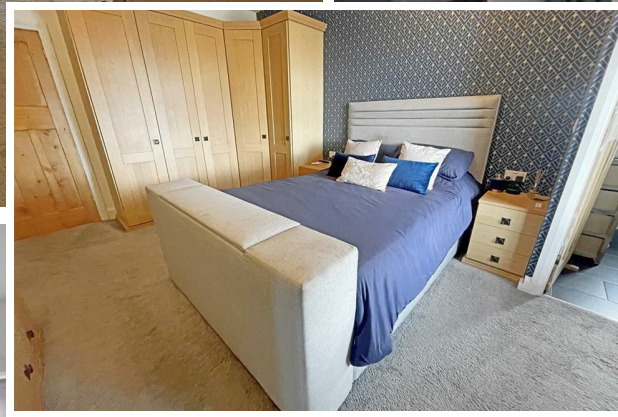
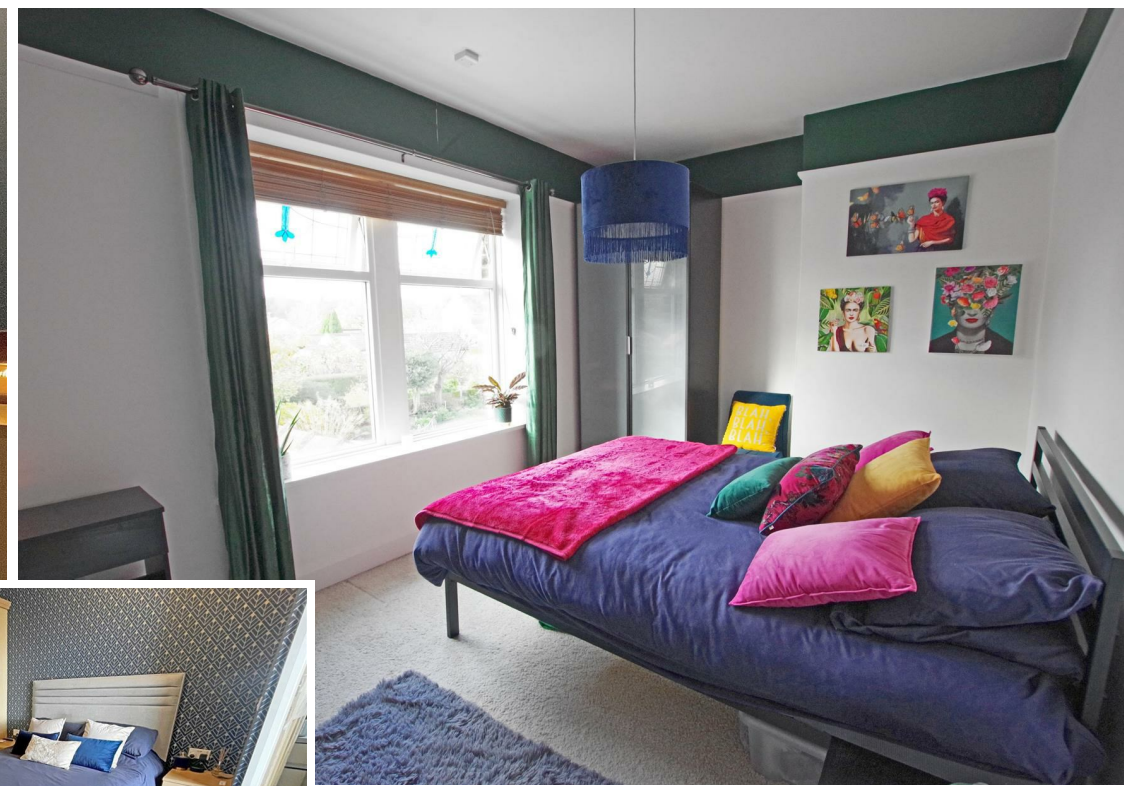
**Council Tax Band E**

**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:  
stove.gender.less

**Disclaimer**  
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Total area: approx. 224.4 sq. metres (2415.8 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.  
Plan produced using PlanUp.