



Elsinore Avenue, Elland, HX5 0LT
£300,000

E&H Edkins Holmes
ESTATE AGENTS

Situated on the ever-popular Elsinore Avenue, this beautifully extended and immaculately maintained three-bedroom semi-detached home offers spacious, contemporary living ideal for families and professionals alike. Finished to a high standard throughout, the property opens into a welcoming entrance hall leading to a stylish open-plan dining kitchen, thoughtfully designed with modern units, integrated appliances, and ample space for entertaining. The layout also includes a separate utility room and a convenient ground-floor cloakroom/WC, making day-to-day living effortless. Upstairs, you'll find three well-proportioned double bedrooms, all tastefully decorated, along with a contemporary family bathroom featuring high-quality fittings and a clean, modern finish. The rear garden is a real highlight – a generous, well-maintained lawn and patio area offers the perfect space for summer dining, children's play, or simply relaxing outdoors. Beyond the garden lies a large detached double garage, providing excellent storage, workshop potential, or secure parking. Accessed via the side of the property, the block-paved driveway comfortably accommodates three vehicles, offering ample private off-street parking without compromising the home's attractive kerb appeal. Located in a well-regarded residential area close to local amenities, reputable schools, and transport links, this impressive home combines space, style, and practicality in equal measure.



Entrance Hall

Understairs cupboard. UPVC double glazed window to side elevation. Composite door to front elevation.

Cloakroom

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

Lounge 13'7" into bay x 12'3" (4.145 into bay x 3.734)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 7'10" x 18'9" (2.409 x 5.737)

Fitted kitchen with wall and base units. One bowl composite sink. Rangemaster dual fuel range cooker (available by separate negotiation). Cooker hood. Integrated dishwasher. Understairs cupboard. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Utility Room 9'8" x 4'7" + 5'9" x 3'2" (2.966 x 1.417 + 1.771 x 0.968)

Base units. Plumbing for washing machine. Radiator. Boiler (full service history). UPVC double glazed window to rear elevation. Stable door to front elevation.

Landing

Stairs leading from entrance hall. Loft access.

Bedroom One 9'10" x 14'3" to wardrobes (3.001 x 4.366 to wardrobes)

Fitted wardrobes. Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Two 10'0" x 12'1" (3.069 x 3.698)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'10" x 10'1" (3.002 x 3.089)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

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

Double Detached Garage

Double detached garage with electric roller doors. Power. Light. Door.

Parking

Block paved driveway with parking for three cars. The driveway has shared access.

Front Garden

Open lawn garden.

Rear Garden

Enclosed lawn and patio garden.

Council Tax Band

B

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: cult.holds.hopes

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.







