



**Bowwood Road, Elland, HX5 0NW**  
**£1,200**

**E&H** Edkins Holmes  
ESTATE AGENTS



A beautifully presented three-bedroom detached bungalow located in a quiet and desirable residential area of Elland. This well-maintained home offers spacious and versatile living accommodation, ideal for families, professionals, or retirees seeking a peaceful setting with excellent local amenities.

Available: Immediately

Rent: £1,300 per calendar month

Deposit: £1,500

Council Tax Band: B

EPC Rating: TBC

Sorry no pets or smokers



Entrance Hallway

Double glazed door to side, cornice to ceiling, radiator. Doors to lounge, dining kitchen, bathroom, bedroom and stairs to first floor.

Lounge 11'10" x 14'7" (3.630 x 4.455)

Radiator, fitted gas fire Upvc double glazed window to front, cornice to ceiling.

Kitchen Dining Room 14'6" x 18'0" (4.439 x 5.493)

Having a range of wall and base units inset sink and drainer, electric oven & hob. Plumbing for washing machine, useful storage cupboard, gas fire and door to conservatory

Conservatory 5'9" x 9'9" (1.772 x 2.986)

With doors leading to rear garden.

Bedroom One 11'10" x 11'10" (3.613 x 3.619)

Double bedroom with wardrobes, radiator. Upvc double glazed window to front.

Bathroom 8'6" x 8'2" (2.603 x 2.511)

Three piece suite comprising low flush w.c. sink with vanity unit and bath with glass shower screen, mains shower and waterfall shower. Cushioned vinyl flooring, heated towel radiator and tiled walls. Spotlights and Upvc obscure double glazed window to side.

First Floor

Bedroom Two 11'7" x 11'8" (3.542 x 3.557 )

Double bedroom with radiator, spotlights and Upvc double glazed window to front and built in wardrobes.

Bedroom Three 11'10" x 13'2" (3.630 x 4.027)

Double bedroom with radiator, spotlights and Upvc double glazed window to rear.

External

To the front is a paved garden with raised soil border having various shrubbery and bushes. Tarmac drive proving off road parking and leading to the garage. Lawn to the rear with patio.

Parking -

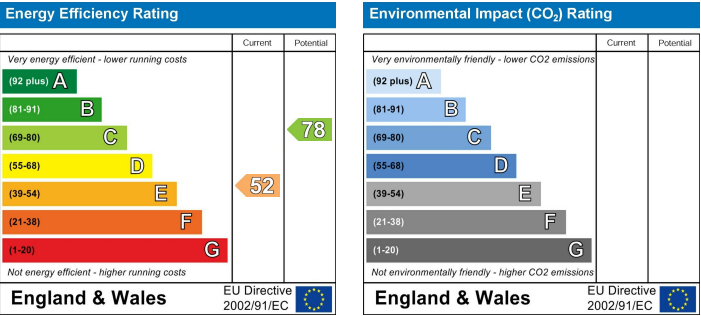
Parking - Off street parking. On street parking also available.

Garage

Detached garage with up and over electric door.

Energy Rating

Council Tax Band - B







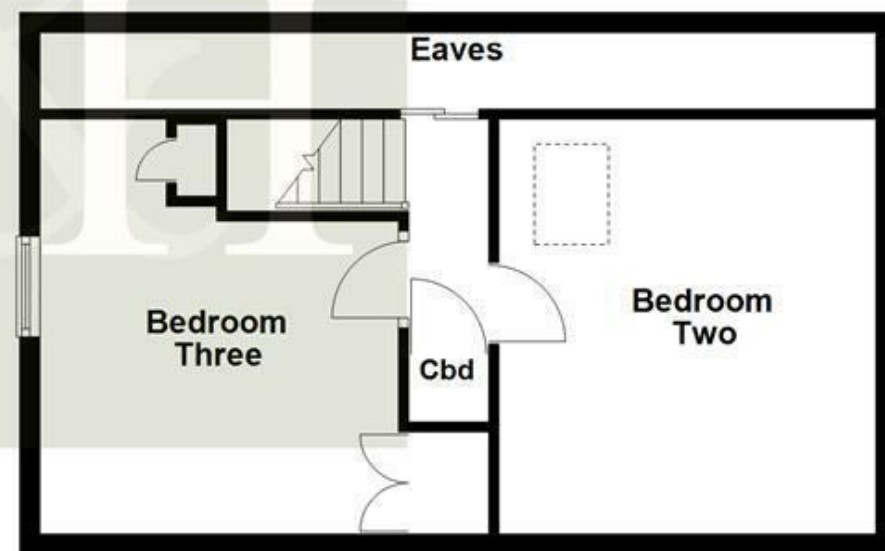




## Ground Floor



## First Floor



All measurements are approximate and for display purposes only  
Plan produced using PlanUp.