

MARSH & MARSH PROPERTIES

11 Laurel Close, Elland, HX5 0QD

£325,000



****ATTENTION ALL YOUNG/GROWING FAMILIES OR RETIREES – POTENTIAL BUILDING PLOT TO THE LARGE GARDEN**** Located on a quiet cul-de-sac just off Victoria Road, this **FOUR DOUBLE BEDROOM** semi-detached dormer bungalow offers spacious and versatile living in a highly sought-after area. With local amenities, the M62 motorway and highly regarded schools nearby, this home is perfect for families or those looking to downsize without compromising on space. The property boasts an open-plan lounge and dining room, four double bedrooms, and well-maintained outdoor spaces, along with a large private driveway and double garage—ideal for multi-vehicle households. In brief, the ground floor comprises an entrance hall, lounge, dining room, inner hallway, kitchen, a double bedroom, and a shower room. Upstairs, the landing provides access to three further double bedrooms. Externally, the front garden features a patio, lawn, and a shared driveway leading to a private drive with ample parking and a double garage. The rear garden is generously sized and fully enclosed, featuring a lawn, established bedding areas, and a patio—perfect for outdoor entertaining or relaxing. An internal inspection is strongly advised to fully appreciate the space, setting, and potential this lovely home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL



A welcoming entrance hall with a UPVC front door and windows, offering a useful storage cupboard that houses the Ideal combination boiler, installed in 2019.

LIVING ROOM 3.5 x 5.1m (11'5 x 16'6)



A spacious lounge featuring a gas fire set against a stone backdrop, coving, a radiator and a large UPVC window to the front. An archway opens into the dining room, creating a bright and connected living space.

DINING ROOM 3.5 x 3.9m (11'5 x 12'9)

A dining room with open staircase, coving, and a radiator. UPVC patio doors lead directly to the

rear garden, allowing for natural light and easy outdoor access.



INNER HALL

An inner hallway accessed from the dining room, leading to the kitchen, ground floor bedroom, and shower room.

KITCHEN 2.7 x 3.3m (8'8 x 10'9)



The fitted kitchen includes a wide range of wall and base units, a one and a half bowl sink with chrome mixer tap, and splashback tiles. Appliances include a built-in double oven and hob with extractor fan, as well as space and plumbing for a washing machine, fridge, and freezer. The space is enhanced by ceiling spotlights, a radiator,

and a UPVC window.

BEDROOM FOUR 2.7 x 2.5m (8'8 x 8'2)



A well-proportioned ground floor double bedroom, featuring coving and a UPVC window.

SHOWER ROOM



A modern three-piece suite comprising a glass shower cubicle with handheld power shower, low flush toilet, and pedestal sink. Finished with tiled walls, ceiling spotlights, a chrome towel radiator, and a UPVC window.

LANDING

The landing provides access to three further double bedrooms.

BEDROOM ONE 3.4 x 3.7m (11'1 x 11'11)



A large double bedroom with fitted wardrobes and desk, coving, and a UPVC window offering hillside views.

BEDROOM TWO 2.5 x 2.8m (8'2 x 9'2)



A double bedroom complete with fitted wardrobes and a UPVC window.

BEDROOM THREE 2.7 x 3.3m (8'8 x 10'11)

Another double bedroom with fitted wardrobes and desk, coving, and a UPVC window.



EXTERNAL



To the front of the property is a shared access driveway, a well-maintained lawn, and bedding

areas. A flagged path and front patio lead from the driveway to the front door and continue around the side of the property to the rear. To the side is a driveway that can accommodate multiple vehicles, a detached double garage and bin store. To the rear lies a large, enclosed garden with a generous lawn and bedding areas to the borders.



GARAGE 5.6 x 5.5m (18'2 x 18'0)



A detached double garage fitted with twin up and over garage doors and has both power and lighting.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and

do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



11 Laurel Close, Elland, HX5 0QD



116 sq. m / 1252 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh & Marsh Properties

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk