

MARSH & MARSH PROPERTIES

14 Duncie Park Close, Elland, HX5 0PF

£170,000



****ATTENTION ALL FIRST TIME BUYERS, YOUNG FAMILIES, OR PROFESSIONAL COUPLES**** A well-presented TWO DOUBLE BEDROOM semi-detached home tucked away on a quiet cul-de-sac in Elland. Ideally located within close proximity to highly regarded local schools and amenities, and offering quick and easy access to the M62 motorway, perfect for commuters. In brief, the ground floor comprises an entrance porch, a spacious lounge, and a modern kitchen. To the first floor, a landing provides access to two double bedrooms and a stylish house bathroom fitted with a contemporary three-piece suite. Externally, to the front is a well-maintained garden, while to the rear is a beautifully landscaped garden featuring a versatile garden room, ideal as a home office, gym, or hobby space, along with a parking area beyond. An internal inspection is strongly advised to fully appreciate what this lovely home has to offer.

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

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PORCH

A porch with a composite front door and UPVC window. Includes a useful storage cupboard.

LIVING ROOM 3.7 x 5.6m (11'11 x 18'4)



A spacious lounge featuring an open staircase, gas fire, coving, and UPVC sliding doors leading to the garden.

KITCHEN 3.7 x 2.5m (11'11 x 8'0)



A well-presented fitted kitchen including a Belfast-style sink with mixer tap and splashback tiles. Appliances comprise an integrated fridge freezer, washing machine, and dishwasher, alongside a Leisure stove with extractor fan above. Additional features include a tiled floor, radiator, ceiling spotlights, a composite side door, and a UPVC window.

LANDING

The landing, with UPVC window, provides access

to two double bedrooms, the house bathroom, and the loft, which is partly boarded for storage and houses the combination boiler.

BEDROOM ONE 3.7 x 3.0m (11'11 x 9'10)



A large double bedroom with a radiator and UPVC window.

BEDROOM TWO 3.7 x 3.5m (11'11 x 11'3)



A double bedroom featuring wood-effect laminate flooring, a built-in storage cabinet, radiator, and UPVC window.

SHOWER ROOM

A modern shower room comprising a large walk-in shower with glass screen, rainfall and handheld

power shower, low flush toilet, and vanity sink unit. Finished with tiled floor and walls, a modern towel radiator, ceiling spotlights, and extractor fan.



EXTERNAL



To the front of the property is an enclosed garden with a combination of lawn and flagged patio areas, as well as a secure metal shed. To the rear is a flat patio and lawned garden with a garden room, and a parking space located behind the property.



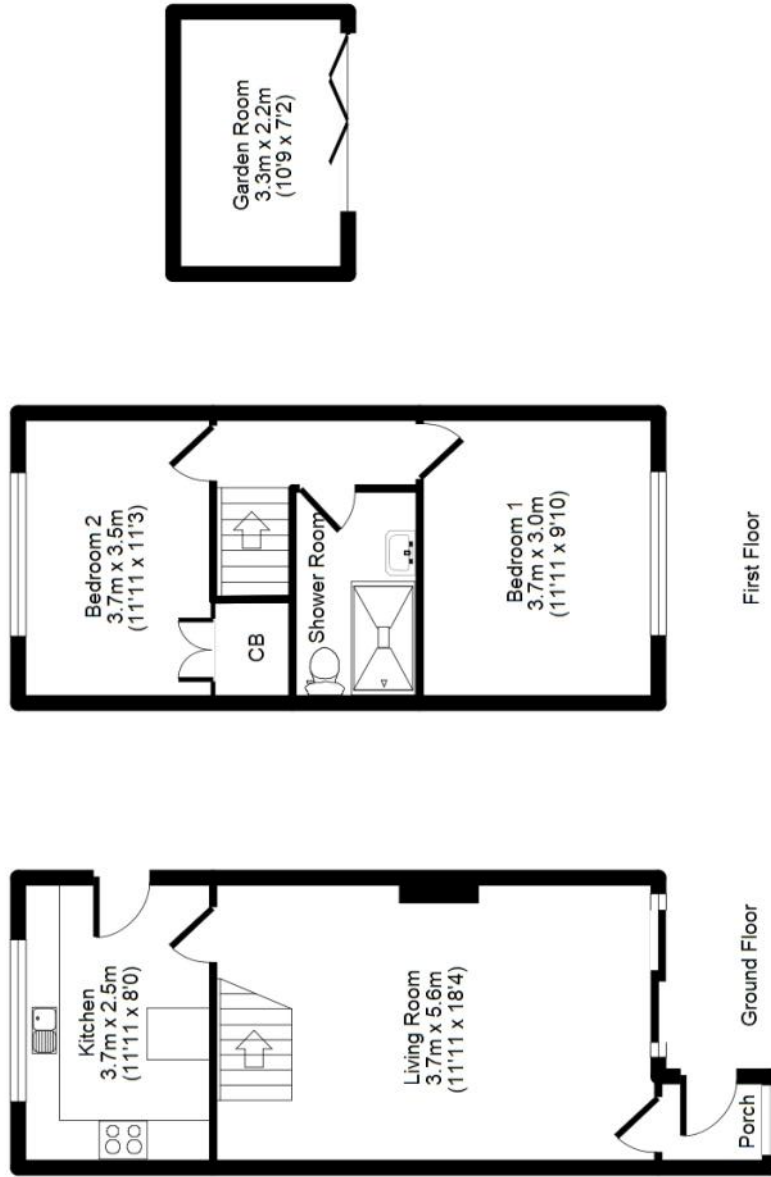
GARDEN ROOM 3.3x 2.2m (10'10 x 7'3)

A stylish garden room featuring bi-folding doors, UPVC window, ceiling spotlights, power supply, and wood-effect laminate flooring.



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.

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68 sq. m / 727 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

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.

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