



## 21 Turnpike Street

, Elland, HX5 9ED

Asking Price £130,000



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Welcome to this delightful property located on Turnpike Street in the town of Elland. The house boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there's plenty of space for everyone to enjoy.

The property features a modern bathroom, ensuring convenience and comfort for all residents. The new windows and doors not only enhance the aesthetic appeal but also provide added security and energy efficiency.

Step outside to discover the rear garden, where you can unwind and enjoy the outdoors. On-street parking available directly outside the property and a small yard to the front.

Situated in a desirable location, this house is ready to move into, allowing you to settle in effortlessly and start creating new memories. With good local schools nearby, families will appreciate the convenience of quality education options within reach.

Don't miss out on the opportunity to make this house your home.

\* This property is now sold subject to contract and viewings have ceased. The vendors will not consider other offers whilst conveyancing is underway \*

## Entrance

UPVC door, newly fitted.

## Living Room

A good-sized living room with wallpaper to one side,

neutrally decorated and grey carpets. A double glazed window to the front of the property. Stairs to the first floor accommodation.

## Kitchen

Cream gloss wall and base units with complementary worktops into stainless steel sink and drainer. Benefitting from tile splash back behind the integrated electric oven, gas hob with hooded extractor fan. Space and plumbing for a washer and slimline dishwasher. Space for a fridge freezer. Wall unit housing the consumer unit.

## Bathroom

A generous house bathroom consisting of a wc, hand-basin and bath with shower over. Part tiled walls with marble effect, part panelled walls. Built in storage cupboard and a cupboard housing the boiler. Large obscured window to the rear of the property.

## Bedroom One

A master bedroom with under the stairs storage, neutrally decorated and a window to the front of the property.

## Bedroom Two

A spacious single/ small double bedroom with a velux window.

## Bedroom Three

A box room/small single bedroom with a velux window.

## External

Benefitting from a small yard to the front, a good-sized garden to the rear and on-street parking directly outside the property.

## Directions

For Satnav please use the postcode HX5 9ED.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Viewings

Viewings are strictly by appointment only. Please contact SW Property.

## Viewings

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map

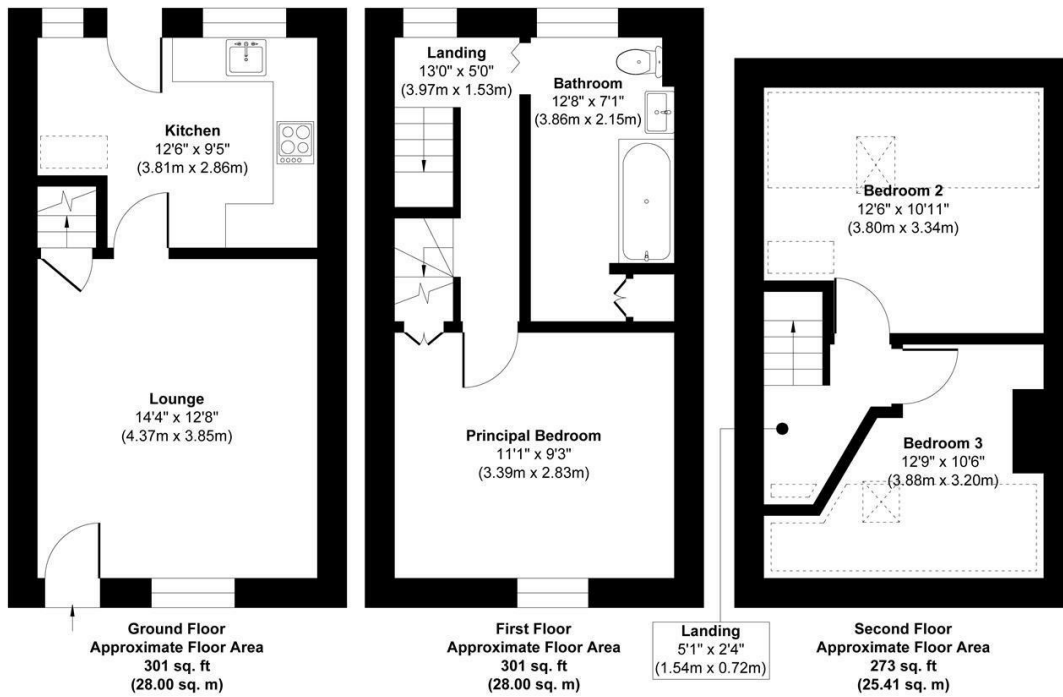


## Terrain Map



## Floor Plan

### 21 Turnpike Street, HX5 9ED



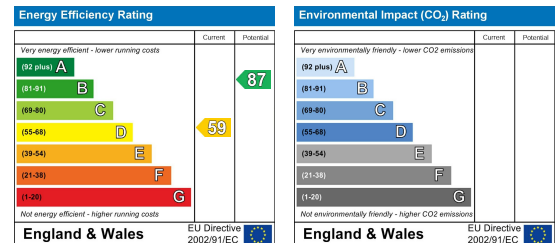
Approx. Gross Internal Floor Area 875 sq. ft / 81.41 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.