

### 3 bedroom end of terrace house for sale

Bowood Road, Elland, West Yorkshire, HX5

Offers in Region of  
**£210,000**

Monthly mortgage payments

Print









## Property Description

### Key features

- 3 bedrooms
- Immaculately presented
- Quiet cul-de-sac
- Garage off site
- Summer house
- Fitted bespoke blinds throughout

### Full description

**Tenure:** Freehold

If you are looking for an immaculately kept and WELL-LOVED home, then this is the property we would recommend! This 3-bedroomed mid terrace property is ready to move in! Set in a quiet cul-de-sac in a desirable area of Elland. Set back from the road giving a nice amount of privacy.

The property comprises; Front & Rear gardens, off site detached garage, entrance hall, lounge, kitchen diner, bathroom, 3 bedrooms (2 double/1 single), attic space with storage.

### Key property details

**Roof material** Tiled

**Property construction** Brick + Dashed Render

**Windows & Doors** UPVC Double Glazed

**Heating powered by** Gas Central Heating

Accommodation Listing:

### Ground Floor

**Entrance hallway** 2.30m x 1.12m - Composite double glazed front door, carpeted. Radiator and coat hooks.

**Lounge** 3.98m x 4.47m - Spacious area with gas fire and modern surround, wall lights and curved bay window with fitted blinds.

**Kitchen** 4.92m x 2.44m - 1 ½ Stainless steel bowl sink, modern wood base and wall units, stone effect worktop, integrated ceramic induction hob, electric over and overhead extraction. Plumbing for washing machine and space for 4-seater dining table. Polish chrome sockets and switches and wood laminate flooring. Additional under stairs storage a perfect place for cleaning items etc.

## **First Floor**

**Landing** 2.87m x 1.82m - Oak banister and spindles, access to bedrooms and bathroom, ladder access to loft space which is boarded and lit.

**Bathroom** 1.93m x 1.68m - Full size L shaped bath, electric shower, vanity unit sink and low flush W.C. Chrome heated towel rail.

**Bedroom 1 (front)** 3.64m x 3.04m - Radiator, carpeted, fitted blinds.

**Bedroom 2 (rear)** 3.03m x 3.36m - Radiator, carpeted, fitted blinds. Cupboard with Gas boiler located.

**Bedroom 3 (front)** 1.83m x 2.31m - Radiator, carpeted, fitted blinds.

**Parking arrangements** On street parking and additional off-site garage 4.77m x 2.48m with overhead door and space to store a vehicle.

**outside space** Gardens to the front, rear with side access. Rear garden home to a fishpond (potential to be included in purchase) and large immaculate summer house with terrace 2.99m x 2.34m

**Tenure** Freehold

**Council Tax Band** A

**Energy Performance Rating** D

**Mains Gas** Yes

**Mains Electricity** Yes

**Mains Water** Yes

**Viewing** By appointment with Harvey & Ryall

**What 3 Words location** ///rash.slowly.sling

**Boundaries & Ownerships** - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

## **Additional Details**

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 0.5 miles from Elland Village

- 3.7 miles from Halifax Town Centre

- 4.9 miles from M62 junction 24

**Please contact us to arrange a viewing or your own market appraisal**

**This property is marketed and listed by Harvey & Ryall**

**Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.**

**Mortgage Advice** - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Solicitors** - Conveyancing quotation with one of our partners.

## Energy Performance Certificates (EPCs)

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## Floorplans

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Floorplan



Total area: approx. 77.4 sq. metres (832.8 sq. feet)

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map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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