



## 6 Talbot House, Brooksbank Gardens, Elland, HX5 0DL

£90,000

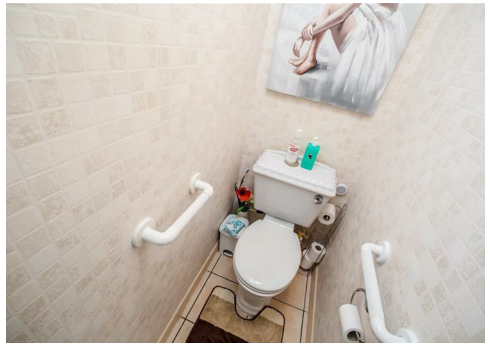
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# 6 Talbot House, Elland HX5 0DL

Discover this delightful property located in the vibrant centre of Elland. Nestled in an attractive area, this residence is just a short stroll from local schools, shops, and various amenities. Additionally, the bustling West Vale centre is only a few minutes' walk away. The building offers easy access via a stairwell or two communal lifts.



Council Tax Band: A



### Entrance

A spacious hallway greets you, complete with ample room for shoes and coats.

### Bedroom One

This carpeted double bedroom features abundant space for freestanding furniture and a media unit. A large rear-facing window floods the room with natural light and offers scenic views of the adjacent field.

### W/C

Equipped with a low-level toilet and convenient handrails.

### Bedroom Two - Master Room

The carpeted master bedroom offers plenty of integrated storage and space for a media unit, ensuring comfort and organisation.

### House Bathroom

Enjoy the convenience of a walk-in shower with a sliding door, complemented by a wash hand basin above a double vanity sink.

### Lounge

The family-sized lounge is perfect for various seating arrangements and includes space for a coffee table and media unit. A feature electric fireplace with a mantelpiece adds a cozy touch. A storage cupboard with a desk and chair creates a functional office nook.

### Kitchen

Featuring ample worktop space and large, adjustable double windows that let in plenty of natural light. It boasts both wall-mounted and floor-fitted storage units, and is plumbed for a washing machine, dryer, dishwasher, and cooker. There's also space for a large freestanding fridge-freezer and an additional storage cupboard.

### Parking

Convenient parking spaces are available by the entrance of the property.

Experience the charm and convenience of living in the heart of Elland with this attractive property.

### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





