



## 18 Hammerstones Road, Elland, HX5 0QP

£375,000

- Three-bedroom semi-detached home with driveway and stone-built garage
- Fitted kitchen with granite worktops overlooking large rear garden
- Twin reception rooms with two functional fireplaces
- Extensive north-east facing garden with rear access and multiple outbuildings
- Conservatory with garden views and extension potential (STPP)
- Sought-after Elland location close to schools, shops, and transport links



# 18 Hammerstones Road, Elland HX5 0QP

This well-proportioned three-bedroom semi-detached home offers generous living space, featuring twin reception rooms with fireplaces, a conservatory with extension potential (subject to planning), and a fitted kitchen overlooking a large rear garden. The property further benefits from a three-car driveway, stone-built garage with additional workshop and storage, and a spacious north-east facing garden with rear access. Conveniently located in Elland, close to schools, shops, and transport links, it is ideal for families, first-time buyers, or downsizers.



Council Tax Band: C



This well-proportioned three-bedroom semi-detached home offers generous living space, excellent outdoor facilities, and strong potential for further extension (subject to the usual consents). With a large rear garden, multiple reception areas, and ample parking, the property is ideally suited to families, first-time buyers, or those looking to downsize.

GROUND FLOOR

Upon entering the property, you are welcomed by a spacious hallway providing access to a convenient downstairs WC and the main living areas.

The twin reception lounges offer flexible and generous living accommodation, each featuring a functional fireplace and providing ample space for seating and entertaining. The front lounge enjoys views over the front garden, while the rear lounge overlooks the rear garden and flows seamlessly into the conservatory—an ideal space for enjoying the garden during the summer months and offering potential for extension, subject to planning permission.

The kitchen is positioned to the rear of the property and overlooks the large garden. It is well-sized and fitted with an oven, electric hob, integrated fridge, and granite worktops.

FIRST FLOOR

The modern family bathroom is well maintained and generously sized, making it ideal for family use. It comprises a fitted bath, electric shower, WC, and wash basin.

The principal bedroom overlooks the rear garden and benefits from integrated storage units, bedside tables, and space for a king-size bed.

The second bedroom is of a similar size, positioned to the front of the property, and also features integrated storage along with a freestanding dresser and bedside table.

The third bedroom is a well-proportioned single room, currently accommodating a

single bed with additional space for storage.

Loft access is available from the landing. The loft is not boarded but offers further storage potential. Windows throughout the property are in good condition.

OUTSIDE

Externally, the property benefits from a three-car driveway leading to a stone-built single garage. Attached to the house is a stone-built storage shed currently used for bin storage. To the rear of the garage is a workshop/utility space, fitted with a washing machine, tumble dryer, large freezer, and storage for outdoor equipment.

A further stone-built shed is located behind the garage and is ideal for gardening storage.

The extensive rear garden is a standout feature of the property, offering a large north-east facing plot that is ideal for keen gardeners. The garden also benefits from gated rear access.

Location

Situated in Elland, the property is conveniently located close to local schools, shops, and transport links. The home is well suited to families, first-time buyers, or those seeking a manageable home with generous outdoor space.

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.









