



6 Roundhill Gardens, Elland, HX5 0DX





This stunning 2 bedroom end terrace property will not be around long! Early viewing strongly advised. This stylishly designed home with appeal to first time buyers and professional couples alike. The property comprises a sociable open plan kitchen, living space with beautiful fixtures and fittings throughout. There is a downstairs WC and under stairs store. French doors lead out to an enclosed, good sized rear garden. To the first floor there are 2 double bedrooms and house bathroom. Externally there is an EV charging point and a added benefit of 5 allocated parking spaces!!! Do not miss on this opportunity!! View now

Asking price £190,000





Open Plan Kitchen / Living

Front door opens up into the generously proportioned and ultimately stylish open plan ground floor living space! Beautifully fitted and furnished. The Kitchen space comprises striking hi-gloss grey and white marble effect floor tiles. There is a range of matching hi gloss pale grey wall and base units with worktops over. Integrated appliances include 4 ring electric induction hob with marble splashback and stainless steel extraction over. There is space for under counter fridge and freezer and also plumbing for a dishwasher. Window to front elevation.

The living space allows flexibility for the future owners to adapt to their needs. Currently there is space beyond the Kitchen for a 2 seater dining table and chairs, whilst the stylish lounge area has room for large sofa and large wide armchairs. French doors at the rear of the room lead out into the garden and allow for a good amount of natural light. A really lovely open plan living space!

Downstairs WC

Contemporary fully tiled slate grey downstairs WC, with wash handbasin

Staircase to first floor landing with understairs

Master Bedroom

Stylish master bedroom, a generous space allowing for range of bedroom furniture. Window to rear elevation

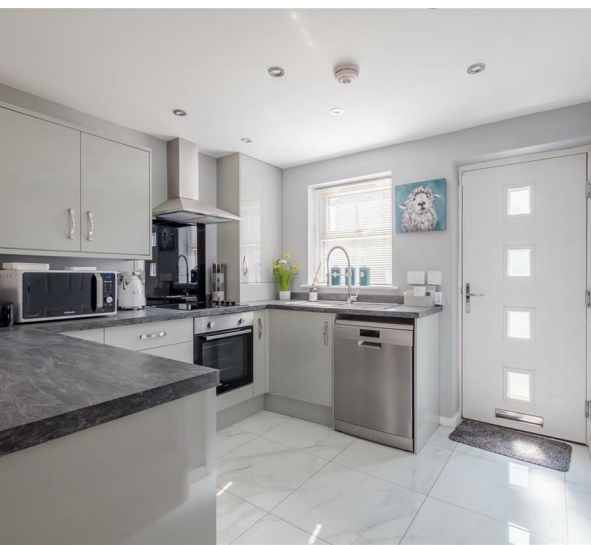
Bedroom 2

Another generously sized double bedroom, currently utilised as a home office, Window to front elevation

Bathroom

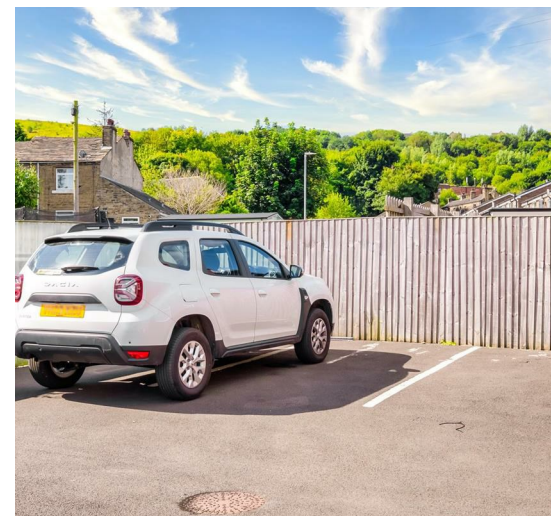
Beautiful main bathroom, Fully tiled with slate grey contemporary tiling. Bath with shower over and glass shower curtain, WC, wash handbasin, chrome heated towel rail

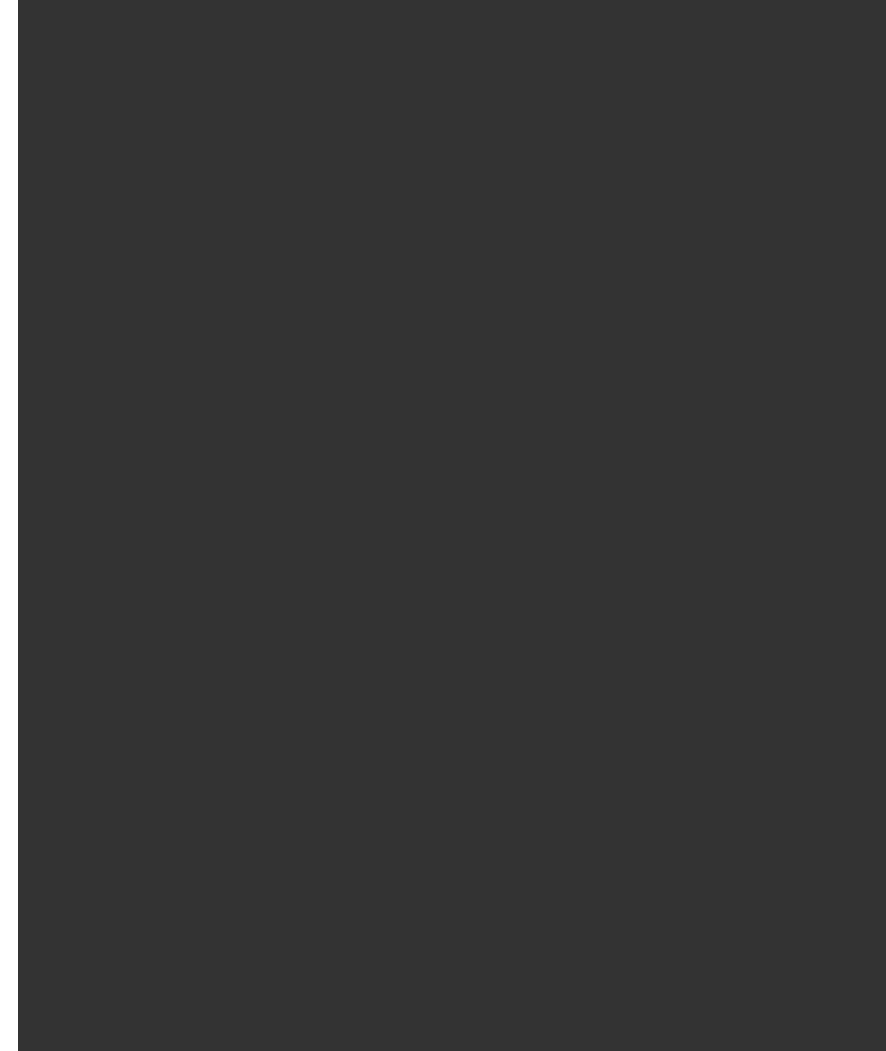
External Areas



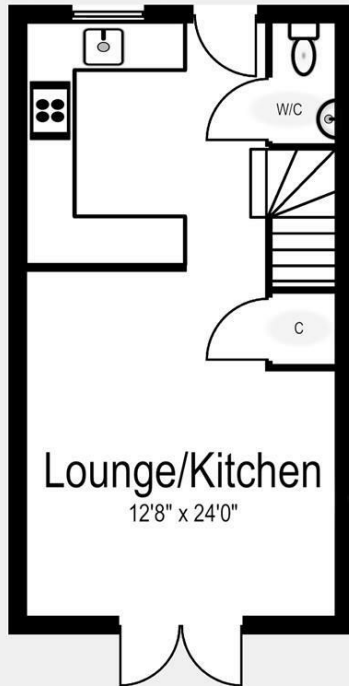
The property is a modern end terrace located at the top of a cul-de-sac position and benefits from a huge 5 allocated parking spaces. To the front of the property there is a EV charging point and side gated access to the rear garden. The rear garden can also be accessed via the French doors in the living room space and leads out to a small flagged patio area. The rest of the garden is laid to lawn and is well sized.







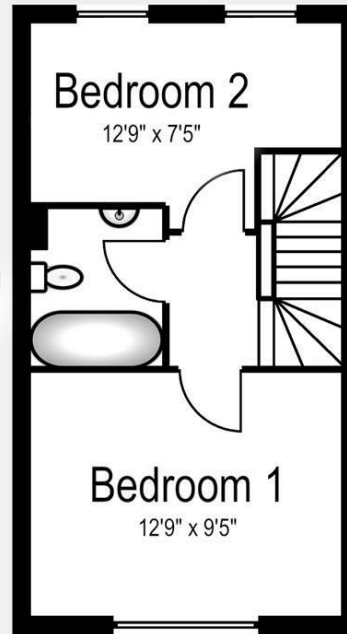
Front Ground



HX5 0DX
Internal - 609ft²



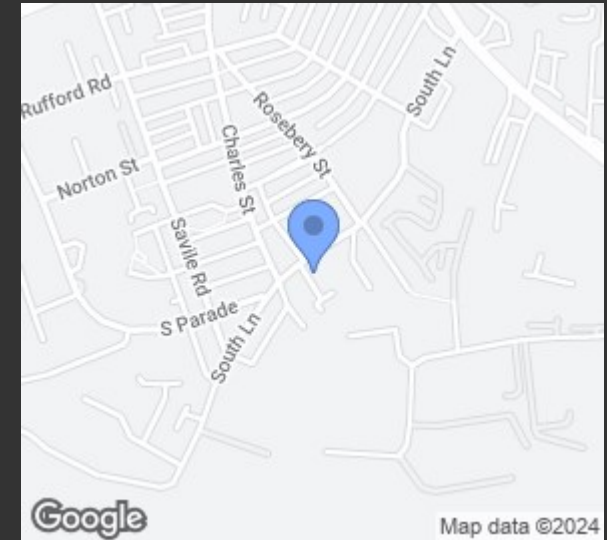
1st Floor



Bathroom
5'7" x 6'7"

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SHERIDAN
BAILEY
PROPERTY

01422 525285

hello@sheridanbaileyproperty.co.uk

HALIFAX
West Yorkshire

sheridanbaileyproperty.co.uk



SHERIDAN
BAILEY
PROPERTY