



11 Ennerdale Drive, Elland, HX5 9QJ



SHERIDAN  
BAILEY  
PROPERTY



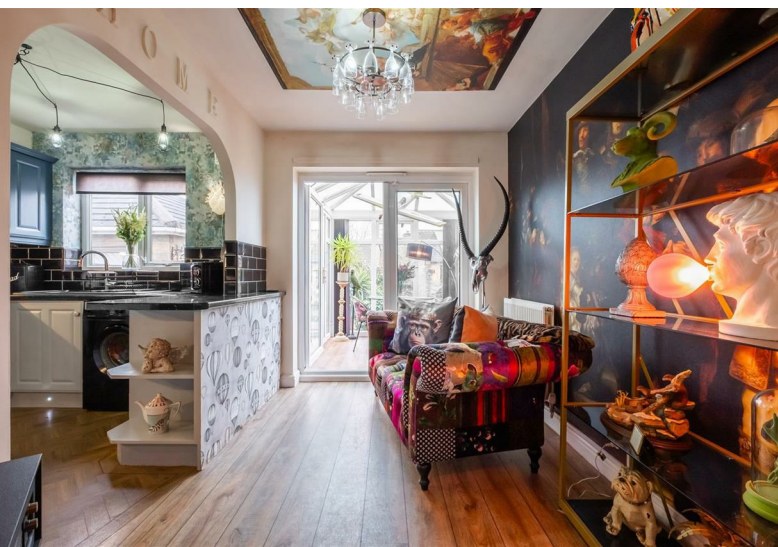


Situated in a popular residential area in Elland, this statement home is a must view!  
 3 bed detached property offering flexible living accommodation throughout as well as low maintenance but well designed gardens. Particularly noteworthy is the rear decked patio area with ornamental pond and Summerhouse, perfect with Spring around the corner  
 The property briefly comprises, entrance hall, living with open staircase and archway to dining room/sitting room, kitchen and conservatory  
 On the first floor is a Master bedroom ensuite, double bedroom, single bedroom/home office and house bathroom. The Loft has loft ladders VELUX skylight power and lighting.  
 Externally the property benefits from a detached single garage with remote up and over door and a driveway for up to 3 vehicles.

Property is withing walking distance of Old Earth Primary School - Ofsted Outstanding Provider.

Book your viewing early!!

**Asking price £280,000**







### Entrance Hall

Front door leading to entrance hall and space for cloaks.

### Living Room

Spacious living room with window to front elevation. Feature distressed wood effect wall. Marble effect fireplace surround and hearth with inset gas fire. Ample room for sofas and occasional living room furniture. Useful downstairs storage. Staircase off the first floor landing and archway from living room leading to dining room/family area. LVT flooring.

### Dining Room/ Extended seating space

Open plan from living room leads to an area of the home providing flexible accommodation for future owners. Currently utilised as an extra seating area, however equally suitable for a dining area. This is a sociable space for daily family living and entertaining alike as located just off the Kitchen. French doors leading to conservatory. LVT flooring.

### Conservatory

The Conservatory to the rear of the property provides further flexible accommodation. Currently utilised as a dining room. French doors leading out to garden, perfect for Spring/Summer evenings.

### Kitchen

Good sized kitchen space comprising a range of complementary dark blue and pale grey wall and base units with black worktops over, providing good preparation areas. Contemporary tiled splashbacks. Integrated single electric oven and 4 burner gas hob. Space for larger style fridge/freezer. Plumbing for washing machine. 1.5 black sink and drainer. Window to rear garden views. Karndean flooring.

### Open stairs from Living Room to 1st floor landing

Loft ladders with boarded loft and VELUX skylight. Power and lighting.





### Master Bedroom Ensuite

Good sized double bedroom with fitted wardrobes and window to front elevation. LVT flooring.

### Ensuite

Contemporary styled ensuite shower room, partially tiled with single shower cubicle with rainfall shower head, low level WC, mounted wash handbasin with vanity cupboard under. Frosted window to side elevation.

### Bedroom 2

Double bedroom, currently utilised as a dressing room, window to rear and garden views.

### Bedroom 3 / Home Office

Single bedroom, currently utilised as an excellent home office space. Window to front elevation.

### Bathroom

Contemporary styled bathroom with hi gloss black ceramic flooring, partially tiled with 3 piece white suite comprising panelled bath with shower head fitting, low level WC, and wash handbasin, chrome heated towel rail and frosted window to rear elevation.

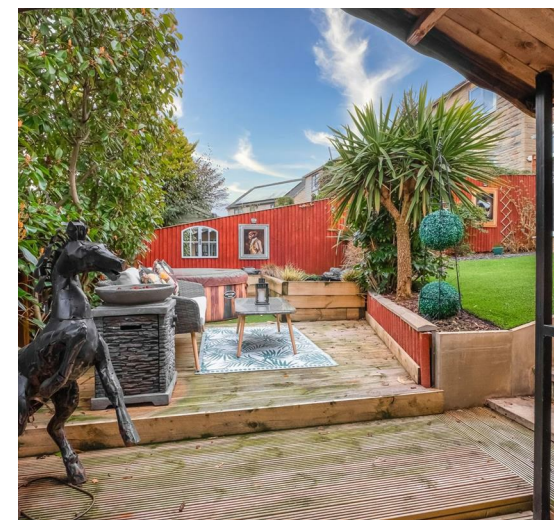
### External Areas

Well presented detached home in popular location. in a road of similar properties. To the front the property is attractively landscaped with decorative slate and gravel with small trees and shrubs. The driveway to the side of the property will accommodate up to 3 cars and there is single detached garage with remote up and over doors. Lighting and power to the garage with access door to rear garden and gated access from driveway to rear.

The rear garden and patio is well designed. Low maintenance artificial lawn with steps down to a good sized decking area with feature ornamental pond. Plenty of space for garden









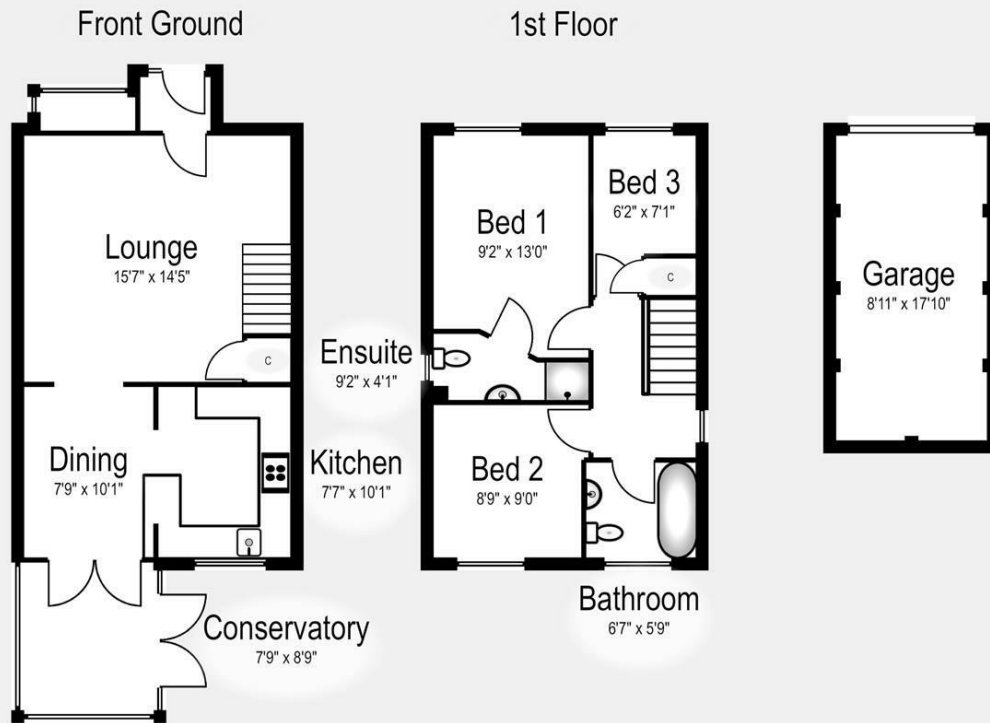


furniture BBQ and a hot tub if desired!

The garden also benefits from a Summerhouse, the perfect space for outdoor entertaining. Side access to opposite side of house leads to a tucked away garden shed.








HX5 9QJ  
Internal - 1012ft<sup>2</sup>

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		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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