



Park Road, Elland, HX5 9HZ

welcome to

Park Road, Elland

A two double bedroom spacious mid-terrace property situated in the highly sought after area of Elland. Benefitting from on-street parking, front & rear yards and Utility space. Call William H Brown now to book your viewing!



Entrance

Enter the property through the uPVC double glazed door into the Kitchen.

Kitchen

12' 5" x 12' 6" (3.78m x 3.81m)

The kitchen has been fitted with modern wall and base units with complimentary work surfaces and tiled splashbacks over. The kitchen incorporates a stainless steel sink and drainer with mixer tap over, integrated dishwasher and fridge/freezer, eye level electric oven and induction hob with extractor hood over. The kitchen benefits from laminate flooring, a uPVC double glazed window to the front elevation, two ceiling light points, a central heating radiator and door leading to the cellar.

Cellar

The cellar is ideal a spacious storage space.

Lounge

12' 10" x 12' 7" max (3.91m x 3.84m max)

The lounge benefits from laminate flooring, a central heating radiator, a uPVC double glazed window to the rear elevation, a ceiling light point and an electric fire.

Utility Space

The utility space is an ideal storage space and benefits from a uPVC double glazed window to the rear and there is a uPVC door leading out to the rear garden.

First Floor Landing

The first floor landing provide access to the two bedrooms and family bathroom, there is carpet flooring, a ceiling light point and a central heating radiator.

Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)

Bedroom one has ample space for a double bed and freestanding furniture and benefits from carpet flooring, a ceiling light point, a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

12' 10" x 7' 5" (3.91m x 2.26m)

Another double bedroom with carpet flooring, a uPVC double glazed window to the rear elevation, a ceiling light point, a central heating radiator and storage cupboard.

Family Bathroom

The family bathroom has been fitted with a three piece suite comprising of a low level Wc, a panelled bath with shower over and a Vanity unit with basin. The bathroom benefits from tiled flooring and partially tiled walls, ceiling spot lights, a central heated towel rail and a frosted uPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a yard to the front of the property and on-street parking and a low maintenance paved garden to the rear.



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welcome to

Park Road, Elland

- ** OFFERS OVER £135,000 **
- TWO DOUBLE BEDROOMS
- FRONT & REAR YARDS
- ON-STREET PARKING
- ELLAND LOCATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1909. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112828 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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