



Victoria Road, Elland HX5 0QA

welcome to

Victoria Road, Elland

Excellent presented three bedroom Victorian style apartment which offers great family accommodation situated in the Elland location close to good schools & amenities. Offering spacious living throughout with lots of original character features, private parking & a garden. Contact us now to view!



Entrance

Enter the property to the rear elevation through a set of uPVC doors which lead into the conservatory.

Conservatory

9' 10" x 8' 7" (3.00m x 2.62m)

Situated to the rear elevation with uPVC double glazed windows to three sides and doors which lead to the rear garden. Providing access to the hallway with ceramic tiled flooring and a feature arch stone entrance.

Hall

Hallway with uPVC double glazed window to the front elevation and original retractable window shutters and two central heating radiators. Including character features such as ceiling coving and corbels and a spindle rail balustrade staircase leading to the ground floor.

Lounge

18' 6" x 17' (5.64m x 5.18m)

Spacious well presented lounge with lots of character including decorative ceiling covings and original picture rail. There is a feature fire surround with a solid fuel stove set on a slate hearth, central heating radiator and a double glazed window to each side elevation and two double French doors to the rear. The lounge provides ample space for free standing furniture.

Bedroom One

17' max x 16' 8" max (5.18m max x 5.08m max)

Master bedroom with a double glazed bay sash windows to the front elevation, a feature window seat with storage under, character features including original picture rail & ceiling covings. With an open fireplace & fire surround with mantel, two central heating radiators, providing ample space for free standing furniture and a built in walk in wardrobe area.

Bedroom Two

17' x 14' 2" (5.18m x 4.32m)

With a double glazed square bay sash windows with capsulated original stained glass to the front elevation, coving ceilings and original picture rails. With two central heating radiators and a decorative fire set into the Victorian style fire surround. The bedroom itself has stripped and stained floorboards.

Bedroom Three

12' x 7' 9" (3.66m x 2.36m)

With a double glazed sash window to the rear elevation, a sash window that faces the rear into the conservatory, central heating radiator, a door which leads to the en-suite and a recessed study area.

En-Suite

The en-suite comprises of a low level w/c, wash hand basin with a vanity unit and a walk in shower cubicle which is fully tiled. With an arched double glazed window to the side elevation, and a decorative window to the front elevation and central heating radiator. The en-suite itself is fully tiled.

Family Bathroom

The family bathroom comprises of a three piece suite which includes a low level w/c, wash hand basin and a panelled bath. With part tiled walls, a uPVC double glazed window and a central heating radiator.

Lower Ground Floor Hall

The lower ground floor provides access to the sub-floor storage area, utility room and kitchen/diner.

Kitchen/diner

Modern fitted kitchen with an extensive range of matching wall & base units, laminate work surfaces with a stainless steel bowl sink with mixer taps. There is a central heating radiator, uPVC double glazed window to the front elevation, integral dishwasher, integral leisure cook master electric range with five burner hob. The kitchen itself has tiled flooring and provides space for dining furniture.

Utility Room

6' 11" x 4' 11" (2.11m x 1.50m)

Providing plumbing for a washing machine.

Store Room

16' 8" x 9' (5.08m x 2.74m)

Store room which would be ideal for extra storage space.

Sub-Floor Storage Area

16' 11" x 14' 6" (5.16m x 4.42m)

Vaulted cellar space which would be ideal for extra storage space.

Externally

The property benefits from low maintenance enclosed lawned gardens, a private parking space and decking area which provides space for garden furniture if desired. The garden would be great for enjoying the summer months.



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welcome to

Victoria Road, Elland

- ****OFFERS OVER 280,000****
- EXCELLENTLY PRESENTED THREE BEDROOM APARTMENT
- SPACIOUS FAMILY LIVING ACCOMMODATION THROUGHOUT
- CONSERVATORY, OFF STREET PARKING & LOW MAINTENANCE GARDENS
- CHARACTER PROPERTY WITH ORIGINAL FEATURES

Tenure: Freehold EPC Rating: D

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113153 - 0006

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