



Waverley Road, ELLAND, HX5 0NL

welcome to

Waverley Road, ELLAND

A beautifully presented four bedroom family home in Elland. Situated close to good schools, shops and transport links. Modern kitchen/diner, Utility room, downstairs Wc, Master bedroom with En-suite and well maintained front yard and rear garden perfect for sitting out and entertaining. Call us now!



Entrance Hallway

Enter via uPVC door. Benefits from wood laminate flooring, central heating radiator, wood panelling and ceiling light point.

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)

Spacious lounge benefits from wood laminate flooring, gas fire with marble fire surround, uPVC double glazed window to the front, central heating radiator, ceiling light point,

Kitchen

14' 4" x 12' 7" (4.37m x 3.84m)

A spacious kitchen with wood laminate flooring, ceiling light point, central heating radiator and ceiling coving.

Fitted with Modern wall and base units with Marble worktops over. Electric oven, induction hob and sink and drainer

Extension in Kitchen

9' 4" x 8' 2" (2.84m x 2.49m)

Velux windows x2, French doors to the rear garden, wood flooring and ceiling spot lights.

Utility Room

Benefits from wood flooring, wall and base units, sink and drainer, boiler housing, uPVC double glazed window and space and plumbing for a washing machine and Dryer.

Downstairs Wc

With Wood flooring, ceiling light point, low level Wc and wash hand basin.

First Floor Landing

Carpet flooring, ceiling light point and central heating radiator.

Bedroom Two

13' x 10' 3" (3.96m x 3.12m)

A double bedroom with a uPVC double glazed window, central heating radiator, ceiling light point, carpet flooring.

Bedroom Three

13' 7" x 9' 3" (4.14m x 2.82m)

With carpet flooring, uPVC double glazed window to the front elevation, ceiling light point and central heating radiator.

Bedroom Four

10' 6" x 6' 6" (3.20m x 1.98m)

With carpet flooring, ceiling light point, central heating radiator and uPVC double glazed window to the front elevation.

Family Bathroom

Fitted with a modern four piece suite comprising of a low level Wc, sink in vanity unit, a panelled bath and walk in shower cubicle. Benefitting from laminate flooring, partially tiled walls, Velux window, uPVC double glazed window to the side elevation and ceiling spot lights.

Master Bedroom

16' 5" x 11' 8" (5.00m x 3.56m)

A lovely master bedroom with carpet flooring, eves storage, ceiling spot lights, Velux window and central heating radiator.

Master Bedroom En-Suite

The en-suite comprises of Wc, walk in shower and sink in Vanity unit. Benefitting from tiled floor and walls, uPVC double glazed window to the rear.

Externally

Externally the property benefits from a paved garden to the front elevation with Indian stone flags and Down light. To the rear of the property there is a low maintenance garden which benefits from a garden Shed, a beautiful stone flagged Patio area and Artificial lawn area with gate leading out to the rear. This is the perfect outdoor area for sitting out and enjoying the summer months and on-street parking is available.



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welcome to

Waverley Road, ELLAND

- FOUR BEDROOM FAMILY HOME
- MODERN KITCHEN/DINER
- LOVELY REAR GARDEN WITH PATIO & ASTROFTURF
- MASTER BEDROOM WITH EN-SUITE
- MODERN FOUR PIECE BATHROOM SUITE

Tenure: Freehold EPC Rating: E

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113233 - 0003

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