



**Ainley Street, Elland HX5 0AJ**



**welcome to**

**Ainley Street, Elland**

A four bedroom semi-detached family home in the highly popular area of Elland. Benefitting from a Driveway, Integral garage and electric car charging point. En-suite to master bedroom, Beautiful enclosed rear garden, Utility room and a spacious Kitchen diner. Call us now to view!



## Entrance

Enter the property through the UPVC door into the entrance hall which holds the staircase to the first floor, ceiling spot lights, solid wooden door into the lounge and a central heating radiator.

## Lounge

13' 3" max x 11' 1" max ( 4.04m max x 3.38m max )  
The lounge benefits from carpet flooring, a ceiling light point, UPVC double glazed window to the front elevation, two wall lights, remote controlled log effect gas fire, central heating radiator and wooden doors leading into the spacious kitchen diner.

## Kitchen Diner

15' 2" max x 11' 11" max ( 4.62m max x 3.63m max )  
The spacious kitchen diner has been fitted with solid wall and base units with complementary work surfaces and tiled splashbacks over. The kitchen is fitted with a stainless steel sink and drainer, integrated electric oven, gas hob with extractor hood and integrated fridge and freezer. The kitchen benefits from an under stairs storage cupboard, UPVC double glazed window to the rear, UPVC door leading to the side out to the garden, two central heating radiators, ceiling spot lights and Vinyl flooring. Door leading to the Utility room.

## Utility Room

5' 9" x 5' 4" ( 1.75m x 1.63m )  
The utility room is fitted with a base unit with work surface over. Space and plumbing for a washing machine and dishwasher. UPVC double glazed window to the rear elevation, central heating radiator, vinyl flooring, ceiling spot lights and the combi boiler for the property is in this room. Door to downstairs Wc and door to integral garage.

## Downstairs Wc

Low level Wc and a wash hand basin. The room has ceiling spot lights and vinyl flooring.

## First Floor Landing

The first floor landing holds the staircase to the second floor, carpet flooring and ceiling light points.

## Family Bathroom

The spacious family bathroom has been fitted with a four piece suite comprising of a low level Wc, freestanding bath, walk in shower unit and a vanity unit with sink. The bathroom benefits from a central heated towel rail, ceiling spot lights, vinyl flooring and a UPVC double glazed window to the rear elevation.

## Bedroom One

14' 5" max x 14' max ( 4.39m max x 4.27m max )  
Bedroom one has ample space for a double bed and freestanding furniture, a UPVC double glazed window to the front elevation, carpet flooring, a ceiling light point, three wall lights, central heating radiator and door leading to the En-suite.

## En-Suite

The en-suite has been fitted with a three piece comprising of a low level Wc, vanity wash hand basin unit and a walk in shower unit. The en-suite has Vinyl flooring, a UPVC double glazed window to the side elevation, ceiling spot lights and a central heated towel rail.

## Bedroom Two

11' 11" x 9' 1" ( 3.63m x 2.77m )  
Bedroom two has ample space for a double bed and freestanding furniture, a UPVC double glazed window to the front elevation, carpet flooring, a ceiling light point, two wall lights, central heating radiator and an under stairs storage cupboard.

## Bedroom Three

12' 7" max x 5' 8" max ( 3.84m max x 1.73m max )  
Bedroom three would make an ideal single bedroom, nursery or Home office. Benefitting from a UPVC double glazed window to the rear elevation, carpet flooring, a ceiling light point and central heating radiator.

## Bedroom Four

23' 11" max x 12' 1" max ( 7.29m max x 3.68m max )  
This spacious bedroom benefits from three Velux windows and a UPVC double glazed window to the side elevation, central heating radiator, ceiling spotlights, carpet flooring and spacious storage cupboards.

## Externally

Externally the property benefits from a driveway leading to the integral garage with electric roller door and electric car charging point. To the rear of the property there is a fully enclosed garden which would be perfect for sitting out throughout the summer months. Accessed from the Kitchen diner there is a Paved patio, Decked seating area and astroturf area. The garden boasts beautiful flower beds, spacious garden shed, electric sockets and a gate leading out of the garden.

## Garage

15' max x 9' 2" max ( 4.57m max x 2.79m max )  
The Integral garage has two Strip lights, power points, Electric roller door and cupboard space.



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welcome to

## Ainley Street, Elland

- \*\*GUIDE PRICE £250,000 - £260,000\*\*
- FOUR BEDROOM SEMI-DETACHED HOME
- DRIVEWAY, ELECTRIC CAR CHARGING POINT & INTEGRAL GARAGE
- MASTER BEDROOM WITH EN-SUITE
- SPACIOUS KITCHEN DINER, UTILITY ROOM & DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113616 - 0004

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