



Caldercroft, ELLAND HX5 9AY

welcome to

Caldercroft, ELLAND

Excellent family accommodation situated within close proximity to schools & local amenities which is modern & presented to a great standard throughout. Benefitting from a driveway, garage and a large garden. This property would make a great family home! Contact us now to book a viewing!



Entrance Hall

Enter the property to the front elevation into the entrance hall where there is a UPVC double glazed window to the side elevation, ceiling light point and gas central heating radiator. The entrance hall itself has wood flooring and provides access to the lounge.

Lounge

15' 5" x 11' 1" (4.70m x 3.38m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The lounge has wood flooring and provides ample space for free standing furniture.

Kitchen/Diner

15' x 9' 11" (4.57m x 3.02m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap & tiles splashbacks. With two ceiling light points, double glazed window to the rear elevation and UPVC door which provides access to the rear gardens. With a gas hob & oven, plumbing for a washing machine and the kitchen itself has wood flooring.

First Floor Landing

With wood flooring, double glazed window to the side elevation and ceiling light point. The first floor landing provides access to the three bedrooms and the shower room.

Bedroom One

13' 7" x 8' 4" (4.14m x 2.54m)

Double bedroom with a double glazed window to the front elevation, ceiling light point, two wall lights and gas central heating radiator. The bedroom itself has carpeted flooring and provides ample space for free standing furniture.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

Bedroom two also a double bedroom with gas central heating radiator, ceiling light point and a double glazed window to the rear elevation. Providing space for free standing furniture and the bedroom itself has carpeted flooring.

Bedroom Three

7' 3" x 6' 3" (2.21m x 1.91m)

With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has wood flooring.

Shower Room

The shower room comprises of a low flush w/c, wash hand basin with a vanity unit and a walk-in shower with glass screen. There are spotlights, double glazed window and a gas central heating towel rail. The shower room itself is fully tiled.

Externally

To the front of the property there is a lawn. The rear of the property has a large garden which is lawned & paved with a patio area and access to the river. The garden provides space for garden furniture if desired and would be great for enjoying the summer months.

Outbuilding

Single garage.



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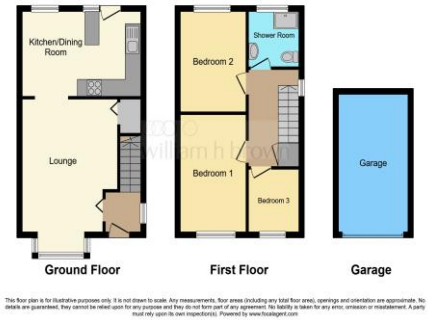
welcome to Caldercroft, ELLAND

- **GUIDE PRICE £275,000**
- WELL PRESENTED FAMILY ACCOMMODATION
- DRIVEWAY, GARAGE & GOOD SIZED GARDEN
- SITUATED CLOSE TO SCHOOLS & LOCAL AMENITIES
- MODERN SPACIOUS LIVING THROUGHOUT

Tenure: Freehold EPC Rating: D

guide price

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113568 - 0005

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