



Holly Bank, ELLAND HX5 0JT

welcome to

Holly Bank, ELLAND

Detached four bedroom family home situated in the Elland location, Offers Over £350,000 offering spacious living accommodation and benefitting from an Integral garage and good sized rear garden. This property could be ideal for growing families. Contact us now to view!



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and gas central heating radiator. The entrance hall provides access to the lounge, kitchen/diner and wc room.

Lounge

15' 2" x 11' 11" (4.62m x 3.63m)

Well presented lounge with a double glazed window to the rear elevation and French doors which lead out to the rear garden. With a gas fire, gas central heating radiator, two ceiling light points and the lounge itself has laminate flooring.

Snug

12' 1" x 9' 11" (3.68m x 3.02m)

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The snug itself has carpeted flooring and could be great for relaxing.

Kitchen/Diner

14' 8" x 8' 10" (4.47m x 2.69m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, gas central heating radiator and two ceiling light points. With integrated fridge freezer, oven & gas hob with a pull out extractor over. The kitchen itself has tiled flooring and provides space for dining furniture.

Utility Room

7' 2" x 5' 5" (2.18m x 1.65m)

Handy & practical utility room with wall & base units, UPVC door to the side elevation and ceiling light point. With plumbing for a washing machine, benefitting from storage space and the utility room itself has tiled flooring.

W/C Room

Located on the ground floor is the wc room which comprises of a low level wc, wash hand basin, gas central heating radiator and ceiling light point. The wc room itself has carpeted flooring.

First Floor Landing

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the side elevation.

Bedroom One

14' 11" x 11' 11" (4.55m x 3.63m)

Double bedroom with two double glazed windows to the front elevation, ceiling light point and gas central heating radiator. The bedroom provides space for furniture, has carpeted flooring and a door which leads to the en-suite.

En-Suite

The en-suite comprises of a low level wc, wash hand basin and shower cubicle. There is a frosted double glazed window to the side elevation, ceiling light point and the wc itself has carpeted flooring.

Bedroom Two

11' 3" x 9' (3.43m x 2.74m)

Double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Three

11' 4" x 9' 2" (3.45m x 2.79m)

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

Bedroom Four

7' 10" x 6' 6" (2.39m x 1.98m)

With carpeted flooring, gas central heating radiator, ceiling light point and double glazed window to the rear elevation.

Family Bathroom

The family bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower over & glass shower screen. There is a frosted double glazed window to the side elevation, ceiling light point and gas central heating radiator. The bathroom itself has vinyl flooring.

Externally

The front of the property provides access to the integral garage lawned area. To the rear is a good sized garden which is paved, lawned and fenced. Providing space for garden furniture if desired and would be great for enjoying the summer months.



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welcome to

Holly Bank, ELLAND

- ***OFFERS OVER £350,000***
- DETACHED FOUR BEDROOM FAMILY HOME
- INTEGRAL GARAGE & GOOD SIZED REAR GARDEN
- SPACIOUS & WELL PRESENTED THROUGHOUT
- IDEAL FOR GROWING FAMILIES SITUATED IN A GOOD LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114186 - 0005

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