



**Hazelmoor Fold, Elland, HX5 0DR**



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## **Hazelmoor Fold, Elland**

This stunning five bedroom executive detached property set against a semi-rural backdrop in Blackley. Offering excellent family accommodation with generous proportioned rooms, modern comfort and effortless indoor - outdoor flow. This home caters to family life & excellent lifestyle.



### Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is gas central heating radiator, ceiling spotlights and fitted carpets. As you enter the hallway there is an immediate sense of light and space featuring a gallery landing. The entrance hall provides under stair storage, access to the lounge, kitchen, dining room with stairs to the gallery landing.

### Lounge

20' 9" x 12' 11" ( 6.32m x 3.94m )

Well-presented spacious lounge with double glazed bay window to the front and double glazed window to the side elevation, two ceiling light points and gas central heating radiator. With a electric fire & surrounding fireplace, providing ample space for free standing furniture.

### Reception/Dining Room

13' 7" x 11' 9" ( 4.14m x 3.58m )

With two ceiling light points and gas central heating radiator. There are French doors to the rear which provide access to the rear garden. This room is currently a reception room and could also be used as a dining room if desired.

### Kitchen/Diner

19' 10" x 16' 8" ( 6.05m x 5.08m )

Modern well-presented kitchen with an extensive range of wall & base units, worksurfaces incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, ceiling spotlights and two ceiling light points. With integrated appliances including a double oven, gas hob with five burners, extractor hood, fridge freezer dishwasher and wine cooler. Boasting French doors provide access to the rear garden whilst double internal doors provide access to the reception/dining room. The LVT flooring flows through the kitchen, utility & WC.

### Utility Room

13' 1" x 7' 1" ( 3.99m x 2.16m )

Handy & practical utility room with plumbing for a washing machine and tumble dryer, LVT flooring, central heating radiator. A composite door leads to the rear garden.

### Wc Room

The partially tiled WC comprises of a low-level toilet, wash hand basin, central heating radiator and ceiling light point.

### First Floor Landing

The large first-floor gallery landing provides access to the five bedrooms, study, house bathroom and airing cupboard whilst benefitting from fitted carpets, central heating radiator, two ceiling light points and a double-glazed window to the front elevation.

### Study Room/Sixth Bedroom

7' 6" x 7' 4" ( 2.29m x 2.24m )

Located on the first floor is a study room with a double-glazed window to the front elevation, gas central heating radiator, ceiling light point and fitted carpet.

### Bedroom One

17' 6" max x 13' ( 5.33m max x 3.96m )

Double bedroom with a double-glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom, which is fully carpeted, benefits from a dressing room with ceiling spotlights, and a door leading to the en-suite.

### En-Suite

Modern en-suite which comprises of a low-level toilet, wash hand basin with vanity unit, large shower, chrome central heated towel rail and extractor fan. There is a frosted double-glazed window to the side elevation, ceiling spotlights and LVT flooring.

### Bedroom Two

13' 10" x 12' 3" ( 4.22m x 3.73m )

Bedroom two also a double bedroom with gas

central heating radiator, ceiling light point and fitted carpet. There is a double-glazed window to the rear elevation and door leading to the Jack & Jill en-suite.

### Jack & Jill En-Suite

Jack & Jill en-suite for bedrooms two and three which comprises of a low-level toilet, wash hand basin with vanity unit, large shower chrome central heated towel rail and extractor fan. There is a frosted double-glazed window to the side elevation ceiling spotlights and LVT flooring.

### Bedroom Three

12' 5" x 12' ( 3.78m x 3.66m )

Double bedroom with two double glazed windows to the front elevation, gas central heating radiator, ceiling light point and fitted carpet. Door leading to the Jack & Jill en-suite.

### Bedroom Four

12' 11" x 11' 1" ( 3.94m x 3.38m )

A double bedroom with two double-glazed windows to the front elevation, gas central heating radiator, ceiling light point and fitted carpet.

### Bedroom Five

9' 4" x 9' 1" ( 2.84m x 2.77m )

Fifth bedroom with a double-glazed window to the rear elevation, gas central heating radiator, ceiling light point and fitted carpet.

### Family Bathroom

The modern family bathroom comprises a low-level toilet, wash hand basin with vanity unit, panelled bath and shower. There is a frosted double-glazed window to the rear elevation, ceiling spotlights, chrome central heated towel rail, extractor fan and LVT flooring.

### Externally

To the front of the property there is a well-maintained lawn, block paved driveway providing parking for two cars whilst the private driveway provides additional parking for up to four cars. The rear garden is fully fenced with good sized well-



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## Hazelmoor Fold, Elland

- LOCATED IN A SECLUDED AREA OF DEVELOPMENT ON A PRIVATE DRIVEWAY
- OFF STREET PARKING FOR UP TO SIX CARS
- FAR REACHING VIEWS ACROSS THE VALLEY
- SITUATED WITHIN EASY ACCESS TO THE M62 CORRIDOR BETWEEN LEEDS AND MANCHESTER
- ENTRANCE HALL WITH GALLERY LANDING

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers over  
**£600.000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection. Powered by www.houseagent.com



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Property Ref:  
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