



## “WINDJAMMER” 43 BLACKLEY ROAD, ELLAND

Situated in this highly desirable residential location, enjoying superb panoramic views, lies this delightful stone built two-bedroomed detached bungalow providing attractive accommodation. The property briefly comprises of an entrance hall, lounge with dining room, kitchen, two double bedrooms, bathroom, separate toilet, uPVC double glazing, gas central heating, gardens, drive providing parking for several vehicles and a detached garage. The property enjoys breathtaking panoramic views from its slightly elevated and commanding position and provides excellent access to the local amenities of Elland as well and easy access to the M62 motorway network. Very rarely does the opportunity arise to purchase such a quality detached bungalow in this sought after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £325,000

The uPVC double glazed front entrance door open into the

### ENTRANCE VESTIBULE

With door to the

### ENTRANCE HALL

With cornice to the ceiling, one single radiator and a fitted carpet. Access via loft ladder to a spacious partially boarded and insulated loft providing excellent storage facilities.

From the Entrance Hall a door opens into the

### DINING ROOM 2.77m x 2.72m



With uPVC double glazed window to the side elevation enjoying attractive rural views, one double radiator, cornice to ceiling and a laminate wood floor.

From the Dining Room through to the

### LOUNGE 3.81m x 3.19m



With uPVC double glazed window to the front elevation enjoying superb panoramic views, feature fireplace with open grate solid fuel fire on a matching hearth, cornice to ceiling, one double radiator, laminate wood floor, and one TV point.

From the Dining Room a door opens into the

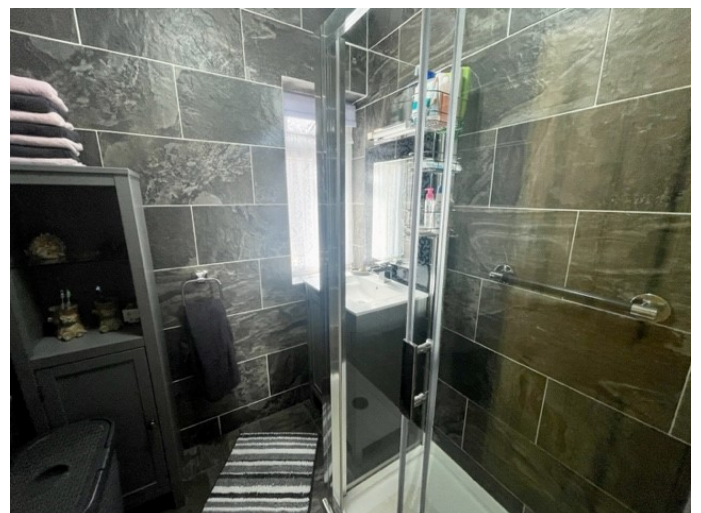
### KITCHEN 3.66m x 3.61m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above and Smeg fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and uPVC double glazed windows to the rear and side elevations providing this room with its a light and spacious aspect. Double doors open to a built-in cupboard with fitted shelves housing the Ideal Logik combination boiler, uPVC double glazed stable-style rear entrance door, and one double radiator.

From the Entrance Hall a door opens into the

### BATHROOM



With two-piece suite comprising walk-in shower cubicle with handheld and rainfall shower units and a wash basin with mixer tap in vanity unit. The bathroom is fully tiled including the floor and has a uPVC double glazed

window to the rear elevation.

From the Entrance Hall a door opens to a

### SEPARATE TOILET

With low flush WC, this room is part tiled with complementing colour scheme to the remaining walls and a tiled floor, uPVC double glazed window to the rear elevation.

From the Entrance Hall a door opens into

### BEDROOM TWO 3.43m x 2.61m



This second double bedroom has a uPVC double glazed window to the rear elevation, built-in wardrobes to the length of one wall with sliding doors, further built-in wardrobe with cupboard space above to the opposite wall, one single radiator and a fitted carpet.

From the Hall a door opens into

### BEDROOM ONE 3.83m x 3.23m



With uPVC double glazed window to the front elevation enjoying breathtaking panoramic views, fitted wardrobes to one wall, one double radiator and a fitted carpet.

### GENERAL

The property is constructed of stone and is surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric, with the added benefit of uPVC double glazing and gas central heating. The property is Freehold, and the council tax band is D.

### EXTERNAL



To the rear of the property there is a flagged patio area with ramp for disabled access. There is a tarmac drive providing parking for several vehicles and leading to the detached garage. There is also a small lawned area with mature trees and shrubs. To one side of the property there is a flagged path, a lawn, and mature plants and shrubs. To the remaining side of the property there is a grey slate area for easy maintenance with a flagged path with a garden shed included.



### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

Sat Nav HX5 OTB

Approx Gross Floor Area = 711 Sq. Feet  
= 65.91 Sq. Metres



For illustrative purposes only. Not to scale.

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