



## 4 East View, Elland, HX5 9PD

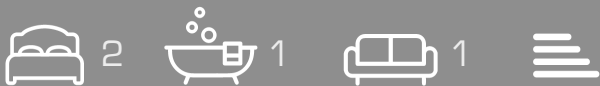
Offers Around £159,000

- : Superb Panoramic Views
- : Desirable & Convenient Location
- : Easy Access to M62
- : 2 Bedrooms
- : Realistically Priced
- : Gardens to Three Sides
- : Easy Access to Halifax Elland & Brighouse
- : Spacious Lounge
- : uPVC Double Glazing 7 Gas Central Heating
- : Viewing Strongly Recommended



## 4 East View, Elland HX5 9PD

Situated in this desirable and extremely convenient location, this stone-built end through terraced residence provides superb panoramic views and has delightful gardens to three sides. This period residence briefly comprises: entrance vestibule, spacious lounge, breakfast kitchen, two bedrooms, bathroom, UPVC double glazing, and gas central heating. The property provides excellent access to the local communities of Elland and Brighouse, as well as easy access to the M62, linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase such a charming property in this location, and as such, an early appointment to view is strongly recommended.



Council Tax Band:



#### ENTRANCE VESTIBULE

UPVC glazed front entrance door opens into the entrance vestibule with one double radiator, arch to ceiling, and a fitted carpet.

From the entrance vestibule door opens into the

#### SPACIOUS LOUNGE

14'2" x 14'4"

With UPVC double glazed window to the front elevation enjoying an attractive garden outlook. Feature fireplace with marble inset and hearth incorporating a coal-effect living flame gas fire. Two double radiators, one TV point, and a fitted carpet.

From the Lounge door opens into the

#### BREAKFAST KITCHEN

The kitchen is fitted with wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap. Includes gas cooker and plumbing for an automatic washing machine. The kitchen is tiled around the work surface with complementing colour scheme to the remaining walls. One single radiator and tiled floor. UPVC double glazed rear entrance door opens onto the rear garden, which enjoys breath-taking panoramic views.

From the breakfast kitchen door opens to stairs leading down to the

#### CELLAR

The cellar provides useful storage facilities.

from the entrance Vestibule stairs with fitted carpet lead to the

#### FIRST FLOOR LANDING

Providing access to the loft. Fitted carpet.

From the landing door opens to

#### BEDROOM ONE

14'3" (excluding wardrobes) x 12'10"

This spacious double bedroom has a uPVC double glazed window to the front elevation with attractive garden views. Built-in wardrobes to one wall with cupboard space above. One double

radiator and a fitted carpet.

From the landing door opens to

#### BEDROOM TWO

10'1" x 7'3"

UPVC double glazed window to the rear elevation enjoying breath-taking panoramic views. Built-in wardrobes to one wall with cupboard space above. One single radiator and a fitted carpet.

From the landing a sliding door opens to the

#### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC, and panelled bath with Triton electric shower unit. The bathroom is fully tiled and includes a UPVC double glazed window to the rear elevation.

#### GENERAL

- : Constructed of stone
- : All mains services: gas, water, electricity
- : UPVC double glazing
- : Gas central heating
- : Tenure: Freehold
- : Council Tax Band: A

#### EXTERNAL

To the front of the property there is a garden with mature plants and shrubs, with steps and paths leading to the side garden which has a lawn, bordered by mature plants and shrubs. To the rear of the property there is a further garden, which includes lawn, mature plants, shrubs, and rockery, and enjoys breath-taking panoramic views.

#### VIEWING

Strictly by appointment only please telephone: Property@Kemp & Co, on 01422 349222



## Directions

SAT NAV HX5 9PD

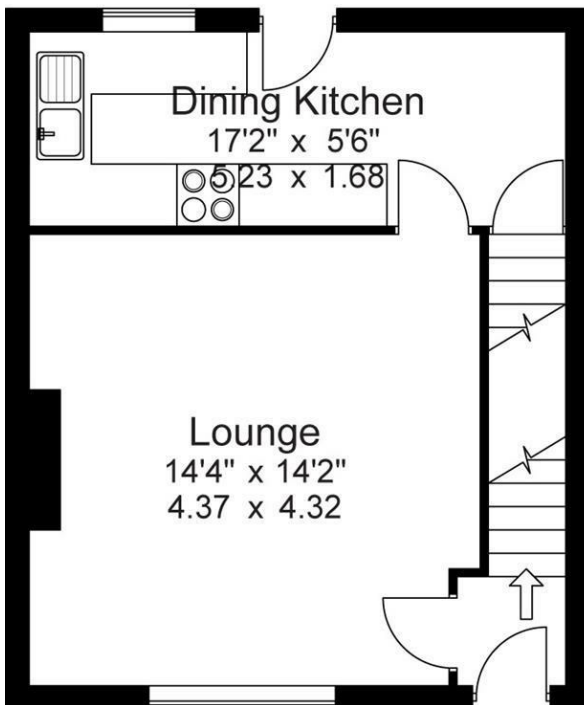
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

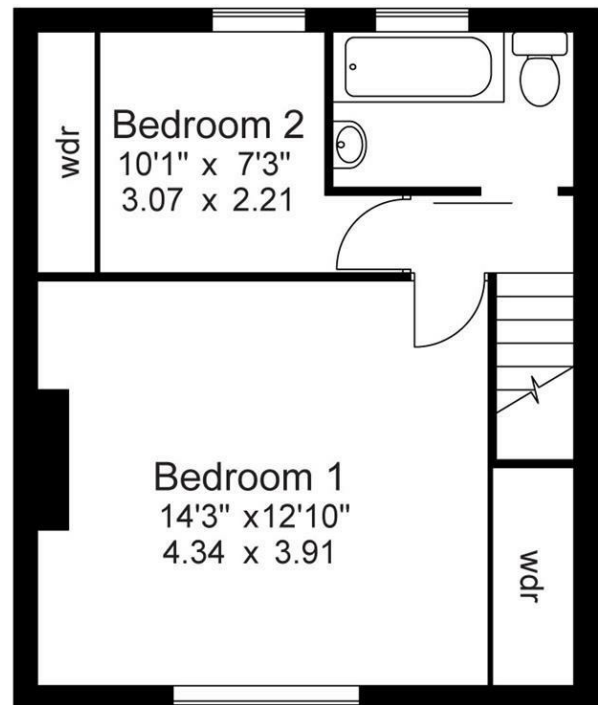
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 724 Sq. Feet  
= 67.3 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.