











# 23 RUFFORD ROAD

ELLAND | HX5 0LQ

Welcome to this stunning semi-detached dormer bungalow, recently renovated to an exceptional standard, located in the charming town of Elland.

Perfect for families, professionals, and downsizers alike, this beautiful home offers modern comforts and a prime location.

Don't miss the opportunity to own this exceptional property. Contact us today to arrange a viewing.



## GROUND FLOOR

Storm Porch  
Entrance Hall  
Sitting Room  
Kitchen  
Bedroom 2  
Bedroom 3  
Family Bathroom

## FIRST FLOOR

Bedroom 1  
En-suite Shower

## COUNCIL TAX

B

## EPC RATING

TBA

## INTERNAL

As you step inside, you'll be greeted by a spacious sitting room featuring a decorative fireplace with a granite hearth. The heart of the home is undoubtedly the newly remodelled kitchen, boasting underfloor heating, an integrated fridge freezer, an AEG oven, and an induction hob, all topped with sleek grey quartz worktops.

The ground floor includes two bedrooms and a stylish bathroom complete with a shower over the bath, ensuring convenience for all.

Upstairs, the large principal bedroom occupies the entire floor, providing ample space for fitted furniture. This room is complemented by a spacious ensuite shower room, enhancing the overall luxury of the space.

## EXTERNAL

Outside, the property continues to impress with a gated driveway leading to a single garage, offering secure parking and storage. The level lawned garden is perfect for children to play, while the rear seating area offers an elevated flagged patio, ideal for outdoor entertaining.

## LOCATION

Families will appreciate the convenience of local schooling, including Cross Lane Primary School and Brooksbank School, both within a short walk from the property. Commuters will benefit from superb transport links, with easy access to the M62 motorway, connecting you to Leeds, Manchester, and beyond. Elland also offers a range of local amenities and leisure facilities, making this an ideal place to call home.

## SERVICES

All mains services. Gas central heating with boiler located in kitchen plus underfloor heating to the kitchen.

## TENURE

Freehold.

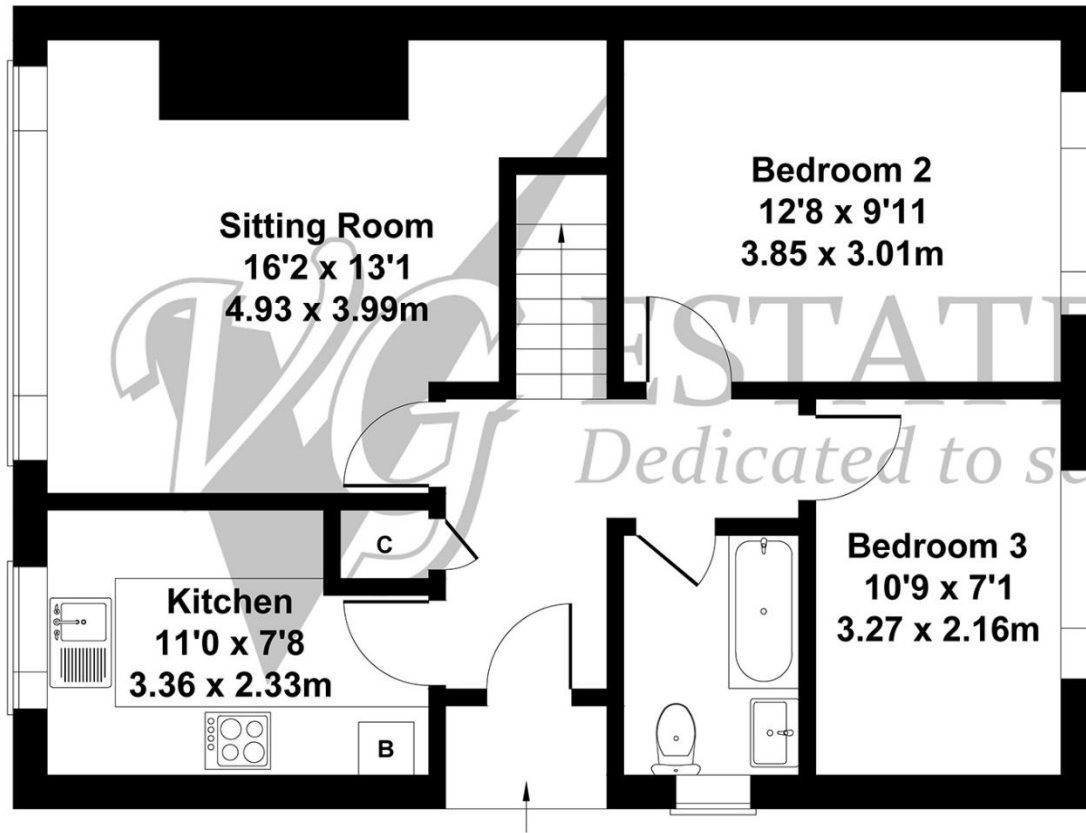
## DIRECTIONS

From Ripponden, take the Elland Road, up to Barkisland. Fork right into Barkisland, straight across at the 1st crossroads and left into Saddleworth Road at the 2nd crossroads. At the traffic lights in West Vale continue straight ahead then bear right at the scissor junction into Long Wall which leads into Jepson Lane. Take the fourth right turn into Victoria Road, second left into Elsinore Avenue and second right into Rufford Road where number 23 is the first property on the right, indicated by our For Sale board.





Approximate Gross Internal Area  
1055 sq ft - 98 sq m



**GROUND FLOOR**



**FIRST FLOOR**







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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.