



## 51 Church Lane

Elland, HX5 9QB

£325,000 Freehold





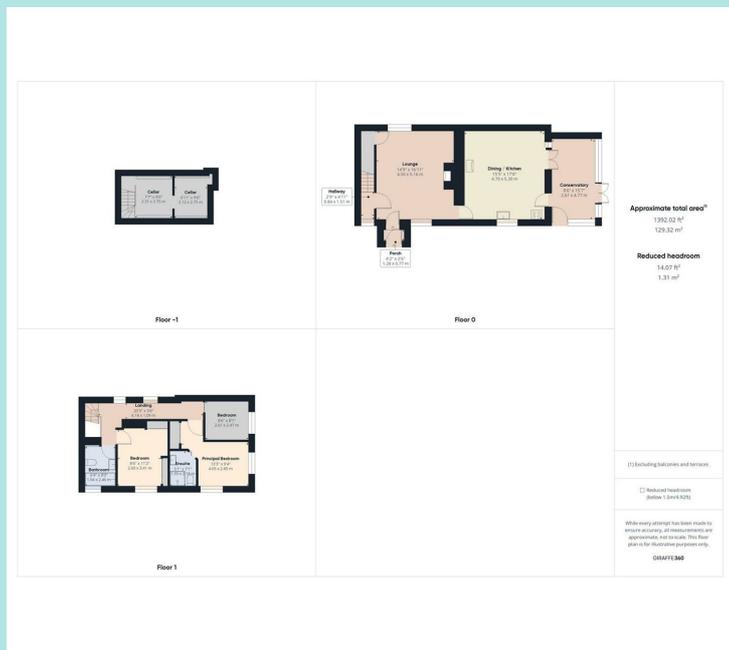
This stone built detached house offers a very generous sized three bedroom home together with delightful private gardens ample parking for several cars and a large double car garage. The property features, generous sized rooms, has an ensuite shower room to the main bedroom, conservatory and large dining kitchen. Step inside and you will appreciate it does require some refitting and renovation. This therefore gives the opportunity to create a home to one's own style and taste.

### Location

The property stands at the bottom of Church Lane, just off Lower Edge, Road twist, Rastrick and Elland . This is a popular location close to Old Earth Primary School and less than ten minutes drive from Junction 24 of the M62 .

### Accommodation

There is a composite door on the entrance porch, which then leads to a large lounge with feature fireplace and stove. The very spacious dining kitchen has a range of modern cream gloss, base units, wall units and built-in cooker and hob. There is a quarry tiled floor gas stove And French doors leading to the conservatory. The hardwood Conservatory overlooks the private side gardens. On the first floor the main bedroom has a range of fitted wardrobes and an ensuite shower room with a modern white suite and complimentary tiling. The second bedroom also has a range of fitted wardrobes whilst the third bedroom overlooks the gardens. The bathroom has a three-piece cream suite with complimentary tiling. Landing with pleasant aspect. The driveway of Church Lane provides ample parking for several cars and leads to a large double car garage 6.3 m x 6 m. The garage has light and power and two up and over doors one of which is electric. This is also an ideal space for those needing a workshop. The principal garden lies to the side of the property with a lawn, paved areas and shrubs. Further lawn and flowerbedded gardens to the front.



Council tax band: E  
 EPC rating: D  
 Ground rent: N/A  
 Service charge: N/A

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