



14 Gordon Street

Elland, HX5 0AG

Offers In Excess Of £90,000 Freehold





Located on a popular cul-de-sac in Elland, this stone built, mid terrace home enjoys high ceilings throughout, boasts original fireplaces to each of the three bedrooms and is offered to the market with no upper chain. Requiring modernisation and refurbishment throughout, the accommodation is set over three floors with additional useful cellar rooms and an enclosed rear garden. This property would be ideally suited to an enthusiastic first time buyer or those looking for a refurbishment project.

Location

Situated within a popular residential location close to the centre of Elland, Gordon Street is a cul-de-sac accessed via Victoria Road. Close to good schools, the Rex Cinema and Elland library, with a wealth of local amenities including a number of well established bars and restaurants as well as excellent commuter links in to Halifax and Huddersfield Town centres, along with good access to the M62 motorway network at junction at junction 24.

Accommodation

A uPVC door leads into the entrance hallway with a ceiling rose and feature archway. The front lounge enjoys period skirting and coving, a ceiling rose, an archway to one alcove and there is a wall mounted gas fire to the chimney breast. Set to the rear, the kitchen is a spacious room with a range of base, wall and drawer units with complimentary worksurfaces which incorporate a 1 and ½ bowl sink with drainer and mixer tap over. There is an arch to one alcove, a window and uPVC external door to the rear elevation and a gas fire set in front of an original tiled art deco style fireplace. An enclosed stone staircase leads down to the useful cellar rooms.

On the first floor there are two double bedrooms; one set to the front with an original fireplace, and the second set to the rear of the property with a range of fitted wardrobes which include drawers, a padded seat and bedside cabinets. Set within the end wardrobe is another original fireplace. Completing the first floor accommodation is a shower room with part uPVC panelled walls, and a white suite comprising: wash hand basin, WC and a walk in shower with glass screen and wall mounted seat. There is also a useful fitted storage cupboard. From the landing, an enclosed staircase leads up to the third bedroom which is a generous double with a skylight window, exposed beams to the ceiling and original fireplace to the chimney breast.

Externally the property has a small enclosed garden area to the front with mature shrubs. At the rear there is an enclosed garden with stone wall boundaries and mature plants and shrubs.



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

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