



WAINHOUSE
PROPERTIES



52 SOUTH LANE
ELLAND

£350,000
FREEHOLD

Nestled in the charming South Lane of Elland, this end terrace house is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 bedrooms, and 2 bathrooms this property offers ample space for comfortable living. Dating back to 1900, this house has been meticulously refurbished and extended ensuring a perfect blend of historical charm and modern convenience. As you step inside, you are greeted by a spacious kitchen, diner, utility room, and a cosy living room. The property features a unique bar room and cellar. To the first floor there are four bedrooms each exuding character and warmth. The second floor is dedicated to the luxurious master suite, complete with an en-suite bathroom for added privacy and comfort. Outside, the house offers off-road parking for multiple cars, a rare find in this area and a large enclosed rear garden. With its excellent standard of finish, including high-quality fixtures and fittings such as Honeywell heating one system this property is a true testament to fine craftsmanship. Don't miss the opportunity to make this house your home and book your viewing today.



• IMPRESSIVE 5 BEDROOM PROPERTY • REFURBISHED TO A VERY HIGH STANDARD • SPACIOUS KITCHEN, DINING, SNUG • SET OVER 4 FLOORS • UTILITY ROOM AND BESPOKE FITTED BAR AREA • HOUSE BATHROOM, EN-SUITE AND DOWNSTAIRS WC

Entrance

Access via a composite front door with double glazed window to the side, coat hanging space and useful storage cupboard, door to:

Kitchen Diner

Huge room which has a large modern fitted kitchen, space for a dining area and a further seating area. Fitted wall and base units incorporating a sink and drainer. Integrated appliances include fridge freezer, dishwasher, double oven, induction hob and extractor fan. The kitchen also benefits from an island which allows further seating and provides extra storage under. Towards the seating area there are bi-folding doors to the rear garden and a firebelly wood burning stove.

Utility Room

Great space with fitted wall and base units incorporating a stainless steel sink and drainer. Plumbing for a washing machine and space for a dryer.

WC

Comprising of WC, wash basin, radiator, frosted double glazed window and cupboard housing the boiler.

Bar

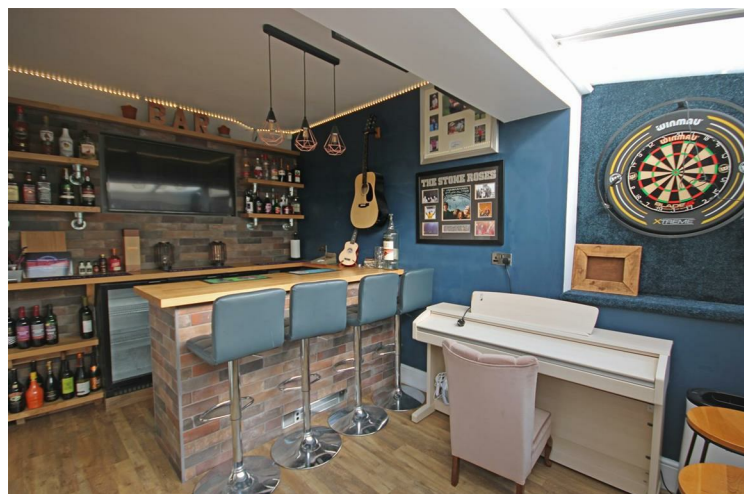
Bespoke fitted bar with fitted units, shelving and wall lighting. Double glazed windows to one wall and UPVC access door leading to the rear garden.

Living Room

With a double glazed window to the front and radiator.

Cellar

Versatile room with inset spot lighting and radiator.



First Floor

Twisted staircase with useful storage cupboards, double glazed window and door to:

Bedroom Two

Double room with double glazed window and radiator.

Bedroom Three

Double room with double glazed window and radiator.

Bedroom Four

Further double room with double glazed windows to two aspects and radiator.

Bedroom Five

Single room currently used as a dressing room but would make a good home office with double glazed window and radiator.

Bathroom

Modern four piece suite comprising of WC, wash basin with a vanity unit, paneled bath and shower cubical. Heated towel rail, tiled walls and two frosted double glazed windows.

Second Floor

leading to the master suite.

Bedroom One

Split into two areas with skylight windows and ample under eave wardrobe space. See floorplan for full measurements

En-Suite

Modern suite with WC, wash basin attached to a vanity unit and shower cubical. Heated towel rail and sky-light window.

External



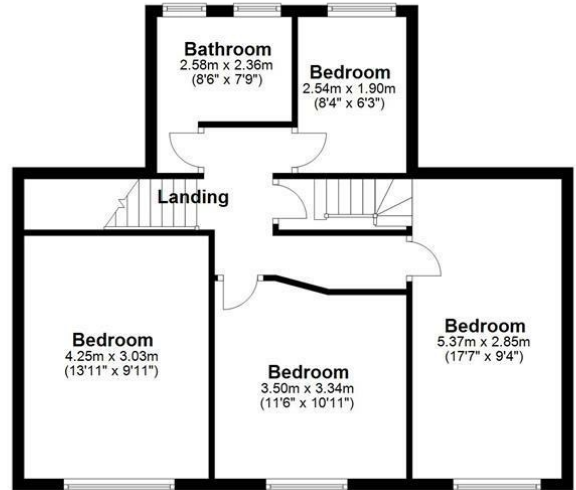
• MASTER SUITE WITH DRESSING ROOM • LARGE ENCLOSED REAR GARDEN • PARKING FOR MULTIPLE VEHICLES • VIEWING IS ESSENTIAL

To the front of the property there is off-road parking for up to three vehicles and flagged steps to the front door. To the rear there is a large enclosed garden with concrete flagged face seating areas and artificial lawn area. Gated access to the rear allows for additional parking and outdoor shed which has power and lighting.



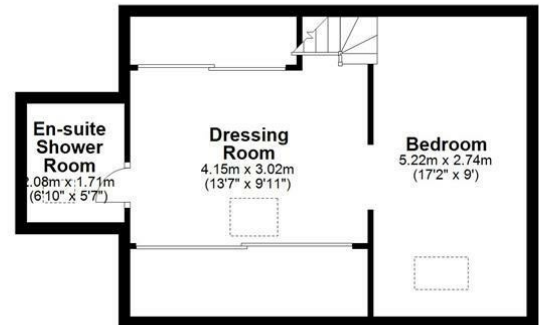
First Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



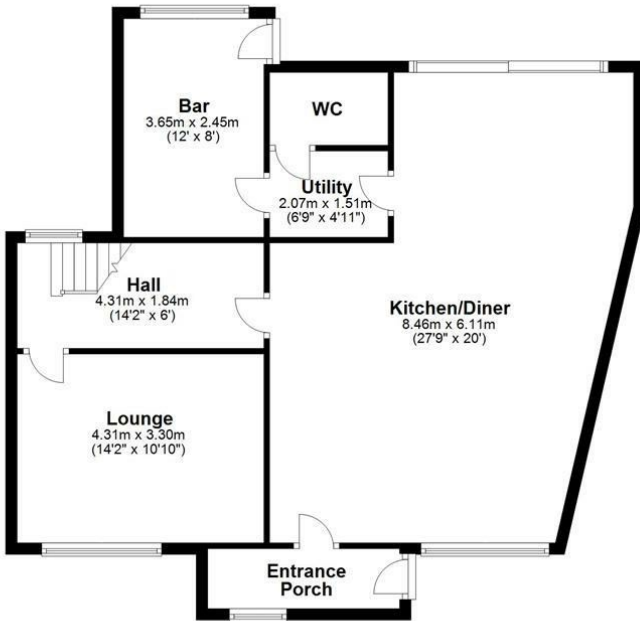
Second Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Ground Floor

Approx. 84.7 sq. metres (911.5 sq. feet)



To be used as a guide for illustration purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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