

Chapters



37 PLAINS LANE
ELLAND

£160,000
FREEHOLD

Nestled in the charming area of Elland, this delightful end terrace house on Plains Lane offers a perfect blend of comfort and convenience. The property briefly comprises entrance hallway, spacious living room, dining room, kitchen, three good sized bedrooms and bathrooms with the added convenience of a storage cellar and porch to the rear. Externally the property benefits from a small garden to the front, rear paved patio with the advantage of fantastic views. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a variety of shops and services, ensuring that everything you need is within easy reach. This end terrace house presents a wonderful opportunity for anyone looking to settle in a vibrant part of Elland. With its appealing features and prime location, it is a property not to be missed. Whether you are a first-time buyer or looking to expand your property portfolio, this home is sure to meet your needs. Come and experience the charm of this lovely house for yourself.



• END TERRACE PROPERTY • THREE BEDROOMS • LARGE LIVING ROOM • DINING ROOM • KITCHEN

Entrance

Access via UPVc front door with staircase to the first floor and door to:

Living Room

Large living room with double glazed window to the front, electric fire with decorative surround, radiator and open archway to:

Dining Area

Having a radiator and UPVc door leading to the porch, doorway to:

Kitchen

Matching wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated oven, gas hob and extractor hood, double glazed window to the rear and door to the cellar.

Porch

Having plumbing for a washing machine, space for a tall standing fridge freezer and UPVc door to the rear.

Cellar

Used for storage.

First Floor

With loft access point and radiator.

Bedroom One

Double room with fitted wardrobes, overhead storage cupboard, double glazed window to the front and radiator.

Bedroom Two

Further double with overhead storage cupboard, double

glazed window to the rear with far reaching views and radiator.

Bedroom Three

having a double glazed window to the rear with far reaching views and radiator.

Bathroom

Comprising WC, wash basin with fitted vanity unit and double shower cubical. Towel rail and fitted mirror. Fitted cupboard housing the boiler, tiled walls and frosted double glazed window.

External

The property benefits from a garden area to the front and paved rear patio.



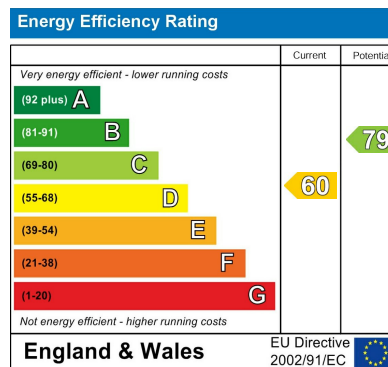
- STORAGE CELLAR • GARDEN TO THE FRONT AND REAR • FANTASTIC VIEWS TO THE REAR





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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