Duke Street, Elland, HX5 0HX
Offers Over £170,000

Edkins & Holmes
ESTATE AGENTS

** NOW AVAILABLE FOR FIRST TIME BUYERS WITH NO NEED TO SAVE FOR A DEPOSIT - MOVE IN FROM £399**

A beautifully renovated period property combining timeless character with stylish modern living. This impressive three-bedroom home offers spacious and versatile accommodation, featuring two generous reception rooms and a wealth of original features including decorative skirting boards, ornamental architraves and picture rails, all carefully preserved to retain the property's charm.

The accommodation is presented throughout in neutral décor with new carpets, creating a bright and welcoming atmosphere ready for immediate occupation. The modern fitted kitchen has been thoughtfully designed for contemporary living, while the stylish bathroom offers quality fixtures and a sleek finish.

Externally, the property benefits from an enclosed rear garden with a lawn and patio area, providing an ideal space for relaxing, entertaining and family life.

A superb opportunity to acquire a characterful yet move-in-ready home in a convenient Elland location. Early viewing is highly recommended.

Entrance Hall
UPVC doubled glazed door to front elevation. Picture rail, original skirting, architrave and ornate ceiling detailing.

Lounge 14'11" x 11'6" (4.558 x 3.513)
Fire place. Original skirting and architrave ornate ceiling detailing. Radiator. UPVC double glazed window to front elevation.

Dining Room 10'1" x 11'6" (3.078 x 3.513)
Access to cellar. Integrated fridge/freezer. Radiator. UPVC double glazed window to rear elevation.

Kitchen 10'8" x 5'8" (3.275 x 1.746)
Fitted kitchen with wall and base units. Stainless steel 1 bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for a washing machine. CH boiler. Radiator. UPVC door to rear.

Landing
Stairs from entrance hall.

Bedroom One 9'8" x 15'5" (2.962 x 4.709)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'1" x 6'10" (3.074 x 2.107)
Walk in wardrobe. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'0" x 3'3",643'0" (2.149 x 1,196)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Bath with mixer taps and shower. Wash hand basin. Extractor fan. WC. Fully tiled. Chrome towel radiator.

Front Garden
Low maintenance garden with stone wall and wrought iron gate.

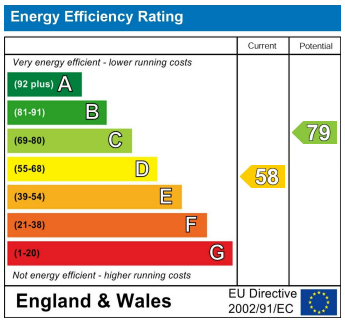
Rear Garden
Enclosed lawn and patio.

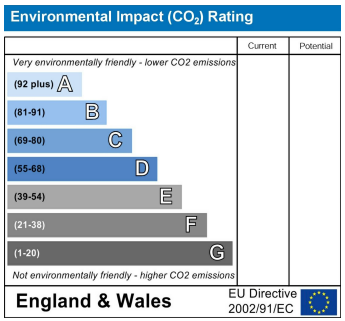
Council Tax Band
B

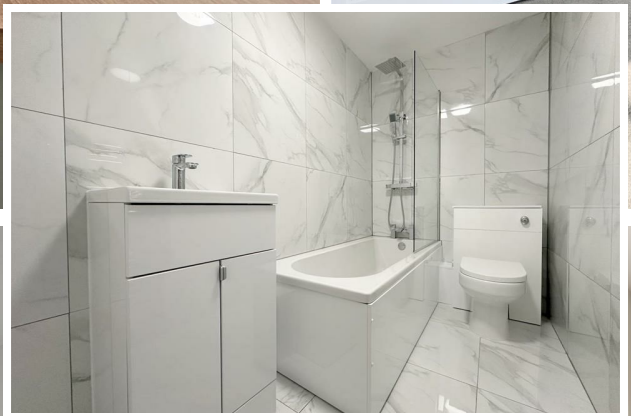
Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
fancy.ally.joke

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.
We are not a member of a client money protection scheme.







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