



Bedford Street, Elland, HX5 0AN
£190,000

E&H Edkins Holmes
ESTATE AGENTS

****BUILDING PLOT & TWO BEDROOM SEMI DETACHED HOUSE****

A two-bedroom semi-detached property with a large garden and car port, offering significant development potential. The site benefits from outline planning permission (Ref: 25/00548/OUT) for a detached dwelling within the rear garden — an ideal opportunity for builders, investors, or developers.

The existing property is in moderate condition and comprises an entrance hall, lounge, and dining kitchen on the ground floor, with two bedrooms and a house bathroom on the first floor. Access to the loft is via a pull-down ladder, which benefits from a skylight and radiator.

Situated in a popular residential area close to local amenities, schools, and transport links, the property offers both immediate occupancy potential and the option to develop the garden, making it an excellent development or investment opportunity.



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Lounge 13'3" x 13'6" (4.042 x 4.127)
Two radiators. UPVC double glazed window to front elevation.

Dining Kitchen 7'11" x 16'8" (2.428 x 5.102)
Fitted kitchen with wall and base units. Electric oven. Gas hob. Stainless steel and glass cooker hood. Plumbing for washing machine. Integrated fridge. Access to cellar. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear elevation.

Landing
Stairs leading from Entrance Hall. Loft access via pull down ladder.

Bedroom One 7'11" x 16'5" (2.431 x 5.008)
Feature fireplace. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 13'3" x 9'2" (4.058 x 2.817)
Feature fireplace. Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Cupboard. Radiator. UPVC double glazed window to front elevation.

Loft 14'10" x 16'9" (4.533 x 5.116)
Boiler. Radiator. Skylight.

Rear Garden
Lawn and patio garden. Car port.

Council Tax Band
A

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:
vase.gone.shift

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