



70 Grasmere Drive, Elland, Halifax HX5 9PW
Elland

Offers in the Region of
£265,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Set in a quiet residential area of Elland, close to local schools, 70 Grassmere Drive is a three-bedroom semi-detached home with a rear extension that creates a spacious open-plan kitchen diner. The accommodation also includes a welcoming living room with a log-burning stove and a house bathroom.

The rear garden enjoys lovely open views and features a large timber outbuilding with potential for use as a garage, garden room or workshop. A driveway provides parking for up to four cars. There may also be scope to extend to the side: planning permission was previously granted, although its current status and any new proposals would need to be confirmed with the local planning authority.

Entrance Hall

A composite front door opens into the entrance hall. There is grey carpet with stairs rising to the first floor. Access to the living room.

Living Room

This spacious living room has a large front-facing PVCu window and a wood-burning stove set on a slate hearth, with a timber lintel above. A dark grey carpet completes the room, and a doorway leads through to the kitchen diner.

Kitchen Diner

This modern kitchen diner has laminate flooring, black wall and base units with wood-effect laminate worktops. Appliances include an induction hob with extractor, an oven, a microwave, a full-size fridge freezer and a dishwasher. There is ample space for a dining table, and a large roof window provides plenty of natural light. PVCu patio doors open onto the rear garden and make the most of the open outlook. The room also has a tall grey radiator and access to the ground-floor WC.

Ground-Floor WC and Utility Area

A useful ground-floor WC with a wash basin and a small utility area with a wood-effect laminate worktop. The boiler is housed here, and a privacy PVCu window faces the side.





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Landing

The grey-carpeted landing provides access to all three bedrooms and the house bathroom. It has a side-facing privacy window and a loft hatch with a ladder leading to a fully boarded loft.

Principal Bedroom

A large double bedroom with a front-facing PVCu window and fitted wardrobes.

Bedroom Two

A second bedroom with a rear-facing PVCu window and lovely views over the open aspect beyond the garden.

Bedroom Three

A third bedroom with a useful built-in single bed and a front-facing PVCu window.

House Bathroom

The modern, fully tiled bathroom with contrasting laminate flooring, has a bath with a glass screen, an overhead rainfall shower and a handheld shower. A vanity unit incorporates the basin and WC. A rear-facing PVCu privacy window completes the room.

Rear Garden and Outbuilding

The rear garden has an artificial lawn enclosed by timber fencing, with open views beyond. A large timber-built garage or garden room offers flexible additional space.

Parking

A side driveway provides parking for approximately three cars. A further driveway at the front offers space for approximately two to three more vehicles.

Location and Potential

The property is situated on Grasmere Road in a quiet residential area, close to the town centre and local schools. Planning permission for a side extension was previously granted; buyers should check the details and current status with the local planning authority.







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