



Wilderness Road, Elland, HX5 9PQ  
Offers Over £140,000

**E & H**  
Edkins Holmes  
ESTATE AGENTS

Located in the highly regarded Upper Edge area of Elland, this characterful two-bedroom stone-built mid-terrace offers well-maintained accommodation across three levels — perfect for first-time buyers or landlords seeking a ready-to-let home.

The ground floor features a welcoming living room with neutral décor and views across open countryside to the front. Stairs lead down to a well-proportioned dining kitchen on the lower ground floor, with fitted units and space for dining or entertaining.

Upstairs, there are two modest bedrooms, offering practical accommodation for a single occupant, couple, or home office setup.

Externally, the property benefits from a front yard area that can be utilised for off-road parking, if required, and enjoys open rural views to the front.

Situated within easy reach of Elland's amenities, Brighouse rail station, and the M62 corridor, this home offers both convenience and a semi-rural outlook.



## Ground Floor:

### Entrance Vestibule

Tiled flooring.

### Inner Hall

Boiler. UPVC double glazed window to rear elevation.

### Second Inner Hall

Radiator. UPVC double glazed window to rear elevation.

### Lounge 16'8" x 14'10" (5.093 x 4.522)

Gas stone set in Inglenook fireplace. Radiator. UPVC double glazed window to front elevation.

## Lower Level:

### Dining Kitchen 16'11" x 15'6" total space (5.161 x 4.741 total space)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Radiator. UPVC double glazed window to front elevation.

## First Floor:

### Landing

Stairs leading from second inner hall. UPVC double glazed window to rear elevation.

### Bedroom One 8'11" x 11'10" (2.732 x 3.622)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 8'5" max x 10'5" max (2.577 max x 3.176 max)

Cupboard. Radiator. UPVC double glazed window to rear elevation.

### Bathroom

Bath with mixer taps. Partially tiled. Extractor fan.

### W.C.

Wash hand basin. Low flush W.C. UPVC double glazed window to front elevation.

### Parking

Off road parking for one car.

## Front Garden

Patio garden with far reaching views.

## Council Tax Band

A

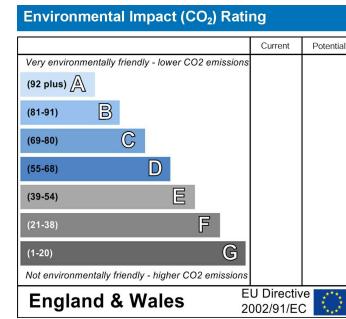
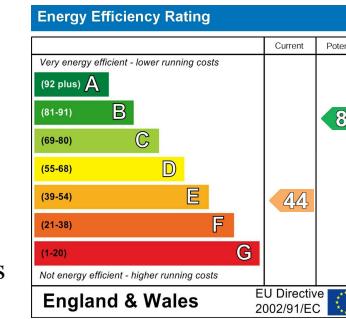
## Location

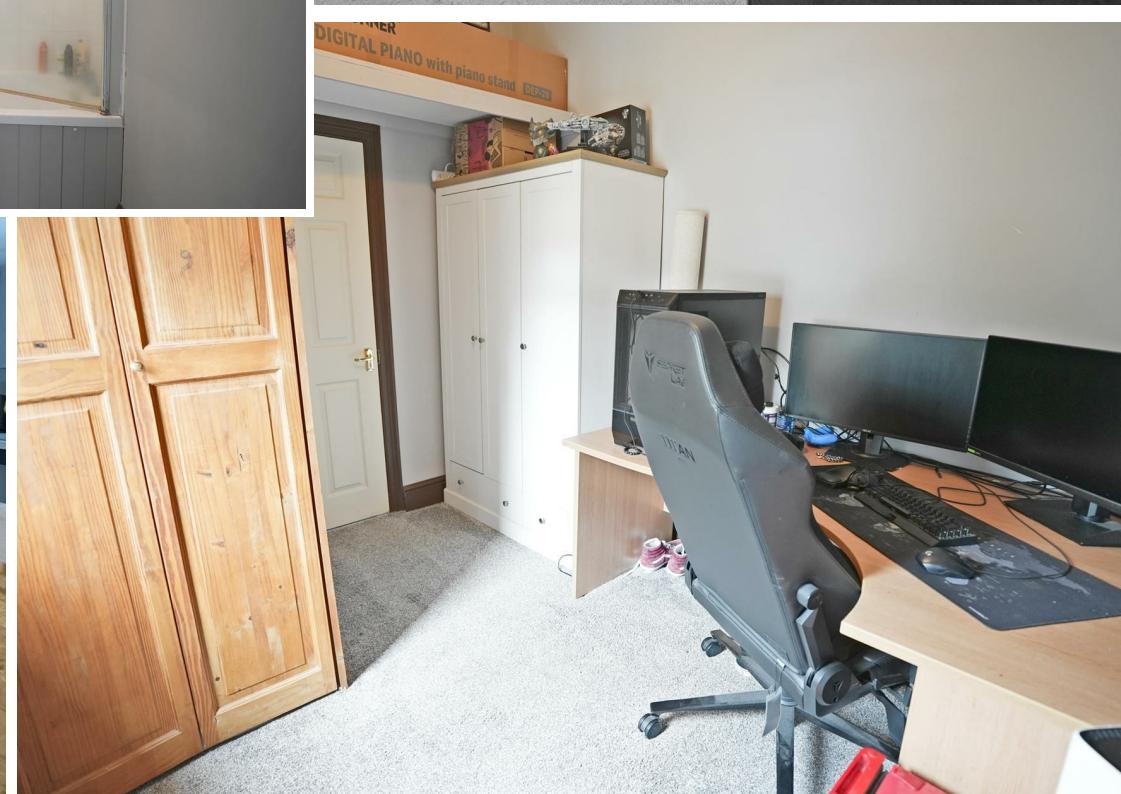
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The three words designated to this property is:  
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