



**Alexandra Crescent, Elland, HX5 9EH**



**welcome to**

**Alexandra Crescent, Elland**

Spacious well presented family home situated in Elland, Price £225,000 which provides excellent accommodation. Benefitting from off street parking, front & rear gardens and could be ideal for growing families. Situated within close proximity to good schools & amenities. Call us now to view!



### Entrance Hall

Enter the property through a door to the side elevation into the entrance hall where there is tiled flooring, ceiling light point and providing access to the ground floor accommodation. The entrance hall also benefits from storage space. There is also a garage which could be ideal for storage space or a workshop if desired.

### Lounge

20' 1" x 10' 8" ( 6.12m x 3.25m )

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. Boasting a log burner, providing ample space for free standing furniture and the lounge itself has laminate flooring.

### Kitchen/Diner

19' 11" x 10' 10" ( 6.07m x 3.30m )

Modern spacious fitted kitchen with wall & base units, complementary worksurfaces over incorporating a sink & drainer with mixer tap. There is a double glazed window and a door to the rear elevation which provides access to the rear garden, gas central heating radiator and ceiling spotlights. With an oven & gas hob with extractor over, space for dining furniture and the kitchen/diner itself has tiled flooring.

### First Floor Landing

With carpeted flooring, ceiling light point, benefitting from storage space and providing access to the first floor accommodation.

### Bedroom One

12' 9" x 11' 5" ( 3.89m x 3.48m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has laminate flooring.

### Bedroom Two

12' 8" x 7' 9" ( 3.86m x 2.36m )

Bedroom two also a double bedroom with a gas central heating radiator, ceiling light point a double glazed window to the rear elevation. The bedroom itself has laminate flooring.

### Bedroom Three

7' 9" x 7' 1" ( 2.36m x 2.16m )

With laminate flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

### Bathroom

The modern newly fitted family bathroom comprises of a three piece suite which includes a low level wc, wash hand basin with vanity unit and a panelled bath with shower over. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail The bathroom itself is fully tiled.

### Loft Room

19' 7" x 9' 7" ( 5.97m x 2.92m )

Located on the second floor is the loft room with a velux window, ceiling light point and carpeted flooring. The loft room could be ideal for extra storage space.

### Externally

To the front of the property there is a lawned garden and a large tarmac driveway which is enclosed with fencing and provides ample off street parking. To the rear is a good sized enclosed private garden which is paved and fenced, provides space for garden furniture if desired and would be great for enjoying the summer months. There is also a garage which could be ideal for storage space or a workshop if desired.



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## Alexandra Crescent, Elland

- OFFERING SPACIOUS WELL PRESENTED LIVING
- FRONT & REAR GARDENS & OFF STREET PARKING
- IDEAL FOR GROWING FAMILIES
- GREAT LOCATION CLOSE TO GOOD SCHOOLS
- LOFT ROOM & GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115137 - 0003

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