



33 Park Road, Elland, HX5 9HZ



SHERIDAN
BAILEY
PROPERTY

Contemporary, stylish, and beautifully designed to a high specification, this property provides a family home as well as the perfect entertaining space for those who like to spend time with friends.

This 5 bed end terrace in Elland is across 3 floors and also has a large cellar space, plus the added bonus of the ultimate social space, a Garden Room/ Games & Media Room. This home has something for everyone. Briefly comprising, entrance hall, downstairs WC, large open plan Kitchen / Dining space, Living Room. Staircase to the first floor, large landing, Master Bedroom, House bathroom and 2 further double bedrooms. On the top floor are 2 more double bedrooms and another bathroom. Ample storage across all floors

Externally there is a private driveway for 3-4 vehicles, decked elevated patio area, artificial lawn and feature garden room/games/media room

Unique throughout! Book your viewing now

- Beautifully styled, contemporary home
- 5 generously sized bedroom
- Bonus Garden room / games room
- High specification throughout
- Feature Kitchen / Dining space
- Parking for 3 to 4 vehicles.

Entrance Hall

Contemporary hallway sets the tone for the quality and attention to detail throughout this home. Thoughtfully designed and maximising space to provide a workstation, as well as an array of wall cupboards and storage, perfect for outerwear. High ceilings and tiled flooring. Door off to more utility space.

WC

Useful ground floor WC with low level flush, vanity mounted wash handbasin, Victorian style heated chrome towel rail and further storage.

Kitchen / Dining

23'10 x 14'7 (7.26m x 4.45m)

The heart of the home and the place to entertain. This Kitchen / Dining Room has it

all, both in space and design. Stylish Shaker style Kitchen provides integrated appliances to include, larder fridge, microwave, dishwasher, and freezer. Housing for gas range cooker. Feature island is the focal point of the Kitchen, with black granite worktops and Belfast style sink with chrome mixer taps over. Breakfast bar for up to 3 people. Ample storage and food preparation space throughout the kitchen. LVT flooring. Large windows to rear elevation and rear access door.

The Dining space is as equally impressive with space for a 8-10 seater dining table and chairs. Feature fireplace with wood surround and stone hearth with space for cast iron stove or log burner. More storage space. This really is the perfect family space and entertaining







space with rear door leading out the decked patio area and access across the garden to Garden Room/Games Room.

Living Room

17'9 x 16'5 (5.41m x 5.00m)

Space and cosiness all in one. The log burner is the focal point of this room with feature fireplace and wooden plinth over. Large twin windows to front elevation provide an abundance of natural light. Plenty of space for large comfy sofas and living room furniture.

Inner Hallway, Stairs to first floor landing

1st Floor Landing

The first floor landing is a room in itself. Currently utilised as a Home Office space. Lovely and light thanks to the large window to side elevation. Flexible options for use of space here.

Master Bedroom

15'2 x 14'11 (4.62m x 4.55m)

Generously sized Master Bedroom, beautifully designed and contemporary in style with range of high quality fitted wardrobes with inset downlighters. Large window to rear





Bedroom 2

11'8 x 13'8 (3.56m x 4.17m)

Another generously sized double bedroom with floor to ceiling modern wardrobes and large window to front elevation with river views.

Bedroom 3

11'11 x 13'6 (3.35m/3.35m x 4.11m)

Generously sized double room with fitted double wardrobe. Large window to front and river views.

House Bathroom

Contemporary and luxury bathroom comprising, bath, step up to low level WC, vanity mounted wash handbasin, walk in double shower with rainfall shower head. Upright radiator. Mirrored to provide greater sense of space. Tiled flooring. Large frosted window to rear

Door off inner hall, stairs to 2nd floor





Bedroom 4

17'0 x 12'8 (5.18m x 3.86m)

Large converted double bedroom within the roof space with exposed beams and large Velux skylight. Store cupboard off.

Bedroom 5 / Home Office

14'6 x 9'6 (4.42m x 2.90m)

The final bedroom is utilised as great home size Home Office with work station, good size seating area with corner sofa and TV.

Further storage into eaves

Bathroom

Dedicated bathroom to the two second floor bedrooms, comprising, wash handbasin, step up to low level WC and corner shower unit.

Cellar

see floor plan (see floor plan)

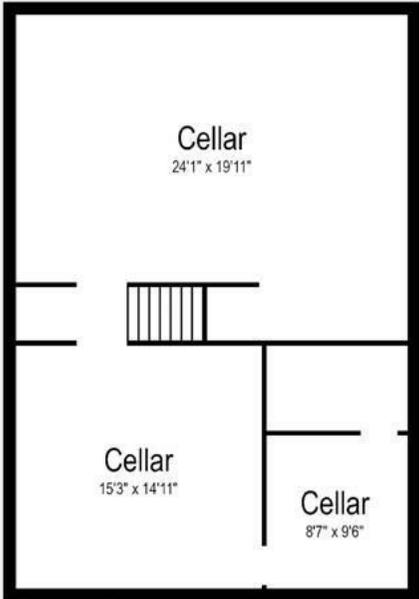
Vast Cellar space separated into 3 areas - usual for storage. Entrance to Cellar from ground floor hallway. Fitted with flood pumps. See floor plan for measurements



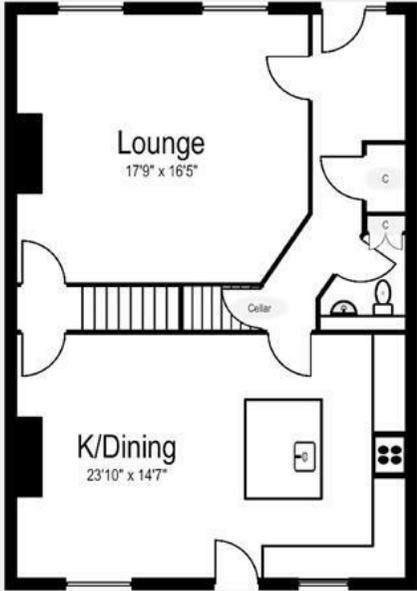




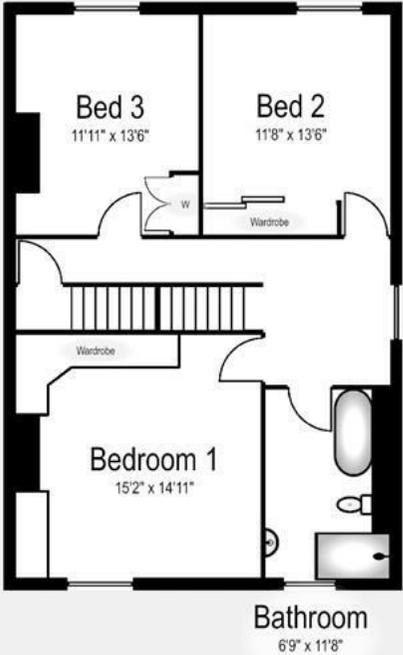
Lower Ground



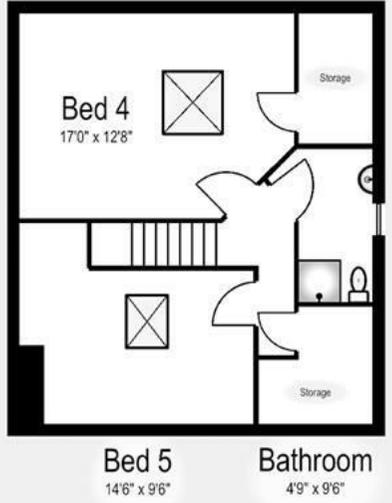
Front Ground



1st Floor



2nd Floor



HX5 9HZ
Internal - 3342ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



External Areas

Front of the property is accessed via wrought iron gate. Decorative slate to front provides a low maintenance space. Rear door from the Kitchen leads to good size decking patio area with ample space for BBQ and garden furniture. Glass screen surround and step down to private gravel driveway and parking for 2 vehicles. Additional off road parking at side of property. Artificial lawn area with space for more garden furniture and then the real feature of this garden and bonus to the home is the Garden Room.

Garden Room / Games Room / Media Room

27'3 x 13'6 (8.31m x 4.11m)
 The Garden Room provides the ultimate entertaining space! Currently housing (but not included) pool table, multi media space with TV and inset ceiling speakers, space for darts board and contemporary bar area with seating. LVT flooring and bi fold doors bringing the outside in. Just the perfect space to relax and share with friends.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	