

Peter David

Properties Ltd

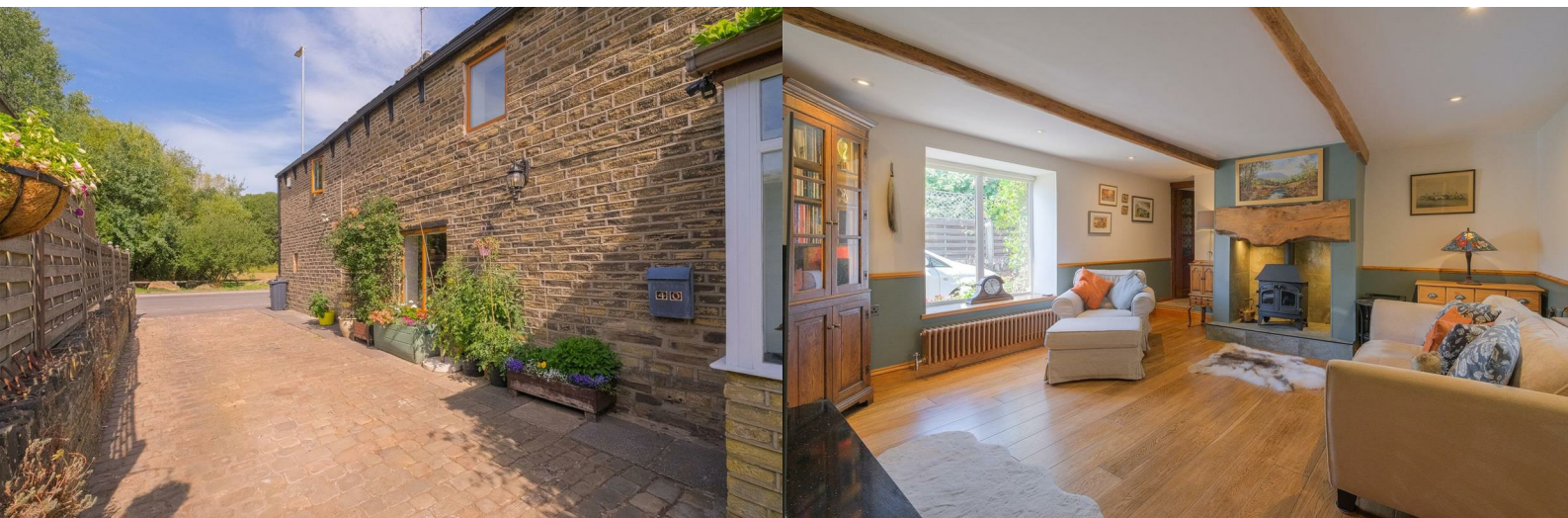
Residential Sales and Lettings



40 - 42 Park Road

Elland, HX5 9HZ

£350,000



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Tucked away off Park Road in the picturesque town of Elland, this beautifully presented detached character cottage offers a delightful blend of charm and modern living. With stunning canal side views, this property is perfect for those seeking a tranquil retreat while still being conveniently located.

The cottage boasts three inviting reception rooms, providing ample space for relaxation and entertaining. The two generously sized double bedrooms ensure comfort and privacy, making it an ideal home for couples or small families. The well-appointed bathroom adds to the convenience of this lovely residence.

The spacious accommodation is complemented by a well-maintained garden and patio area, perfect for enjoying the outdoors or hosting gatherings with friends and family. The driveway offers off-road parking for multiple vehicles, ensuring ease of access for residents and visitors.

This charming home is situated in an ideal location, combining the serenity of canal side living with the amenities of Elland and Brighouse just a stone's throw away. Whether you are looking for a peaceful retreat or a vibrant community, this property is sure to impress. Don't miss the opportunity to make this delightful cottage your new home.

Entrance Porch

Leading into the property, the entrance has space for coats and shoes on arrival.

Sun Room

A spacious multifunctional room with views overlooking the canal. Tiled flooring and a white colour scheme provide a bright and airy environment.

Conservatory

A well sized conservatory with views both over the canal side and inner courtyard garden space.

Living Room

A stunning living space with wooden beams, engineered wood flooring, ceiling spotlights and a feature fireplace as the focal point.

Office

With a window overlooking the garden and leading into the sun room, the office also has a handy storage cupboard under the stairs.

Kitchen

With tastefully presented green base and wall units, the kitchen maintains the character of the home perfectly with wooden beams, a range cooker and decorative tiling. There is ample storage space, as well as room for appliances including a dishwasher, washing machine and fridge freezer. With views over the garden and space for a dining area.

Bedroom One

A grand master bedroom suite with exposed wooden beams and an open staircase with feature lights. The south facing aspect provides plenty of natural light and high ceilings add to the sense of space. A doorway leads into the bathroom.

Bedroom Two

A second double bedroom with a separate staircase, also featuring high ceilings with exposed beams. A partition provides space for a dressing area and a doorway leads into the bathroom.

Bathroom

An oversized bathroom accessed from bedrooms one and two, with a bath tub, over bath shower, hand basin and

w/c. The room continues with high ceilings and wooden beams and has a tiled finish.

External

The property has a driveway leading up to the front door which provides ample off road parking for multiple vehicles. Overlooking the canal with a south east facing aspect, the home features terraces making the most of the views and provides space to sit and relax watching the boats and ducks go by. There is an inner courtyard garden with mature trees, providing a private space to enjoy the outdoors.

Directions

For Satnav please use the postcode HX5 9HZ

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

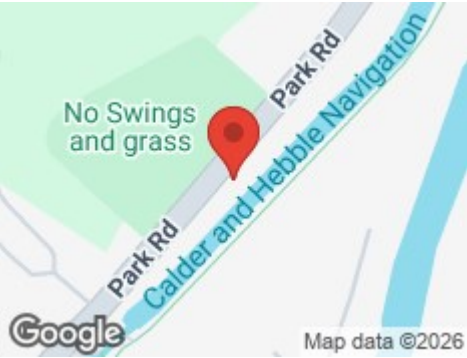
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Sun room
10'0" x 15'5"

Office
5'11" x 8'10"

Conservatory
9'10" x 17'1"

Lounge
14'11" x 15'5"

K
15'1" x 15'5"

B1
11'10" x 15'1"

Bath
8'10" x 15'1"

B2
14'9" x 15'1"

HX5 9HZ

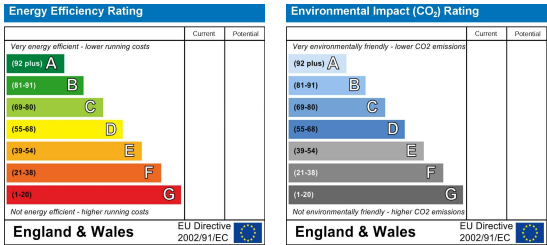
Internal - 1429ft2

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.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.