



RESIDENTIAL



## 6 Carlton Grove

Elland, HX5 9PR

£249,995 Freehold





This attractive chalet-style semi-detached home, situated on a popular cul-de-sac in Elland, is offered with no upper chain, ideal for buyers looking to move quickly. The property features three well-proportioned bedrooms and three versatile reception rooms, providing flexible space for both family living and entertaining. A convenient ground floor bathroom further enhances its practicality.

Externally, the home benefits from generous gardens, ample driveway parking, and a detached garage offering additional storage or workshop potential. Situated in a desirable location, this property presents an excellent opportunity to acquire a comfortable and spacious family home. Early viewing is highly recommended.

### Location

Carlton Grove is a cul-de-sac of similar styled family homes in Elland, accessed off Lower Edge Road. Situated within close proximity to Old Earth Primary School, this is a convenient location for easy access to Elland with all its shops and amenities, and with good road links via the A629 Calderdale Way.

### Accommodation

A uPVC and glazed door at the side of the property gives access into a spacious entrance hallway with wood effect laminate flooring. The dual aspect kitchen provides a good range of base, wall and drawer units with complementary work surfaces which incorporate four ring gas hob with extra extractor hood above, and a 1 and ½ bowl sink with drainer and mixer tap over. There is plumbing for a washing machine, an integrated electric oven, tiled splashbacks and a breakfast bar. The adjacent lounge enjoys ample natural light via a large window to the front elevation and there is a small recess within the chimney breast, perfect for an ornamental fire.

Positioned on the ground floor, the house bathroom enjoys a white suite comprising: wash hand basin with mixer tap, low flush WC, a corner Jacuzzi bath with shower attachment over the mixer tap, and a separate shower cubicle. With part tiled walls, laminate wood effect flooring, a window to the rear elevation and a heated towel rail. Set to the rear of the property, a second good sized reception room is currently used as a dining room with wood effect laminate flooring, radiator cover and useful under stairs cupboard. Sliding patio doors lead into the conservatory which has a ceiling fan and French doors which lead out to the rear garden.

On the first floor there are three bedrooms, with the principal bedroom enjoying a window overlooking the rear garden. Across the stairs, the landing features a small, useful fitted cupboard and gives access to a small double with a window overlooking the front garden, and a single bedroom with window to the side elevation and access to the eaves.

Externally, there are lawned gardens to both the front and rear with a long driveway which leads down the side of the house to the detached single garage with up and over door. The garage has power and a vent for a dryer. There are borders with mature plants, shrubs and trees.



Council tax band: C  
 EPC rating: C  
 Ground rent: N/A  
 Service charge: N/A

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