



## 10 Woodman Avenue

Elland, HX5 0PE

Offers Around £270,000 Freehold





This charming detached bungalow located on Woodman Avenue in Elland is available for immediate occupation. Boasting two well-proportioned bedrooms, it is an ideal choice for small families, couples, or those seeking single-level living. Outside, you will find low maintenance gardens that provide a lovely outdoor space without the hassle of extensive upkeep. Additionally, the driveway and detached garage offer ample parking and storage options. Don't miss your chance to make this lovely bungalow your new home.

### Location

Woodman Avenue is a cul-de-sac of similar detached bungalows, accessed off South Street. The property can be found on the right hand side, towards the head of the cul-de-sac. Situated within a popular residential location, close to the centre of Elland which enjoys a wealth of local amenities including good schools, a number of well-established bars and restaurants, the Rex Cinema and Elland library. With excellent commuter links into Halifax and Huddersfield Town centres, and good access to the M62 motorway network at junction 24.

### Accommodation

A uPVC and glazed door opens into the entrance vestibule with a useful double fitted storage cupboard, ideal for coats and shoes. A sliding door accesses the kitchen which offers a good range of base, wall and drawer units with complimentary work surfaces which incorporate stainless steel sink with drainer and mixer tap. With plumbing for a washing machine, space for a freestanding cooker and tiled splashbacks. An external door gives access out to the driveway where there is a useful outside tap and both the gas and electric meters are located.

The spacious reception room enjoys a large window to the front elevation allowing ample natural light, and a gas fire set within a stone fireplace and hearth. Continuing through to the inner hallway where the hot water cylinder is within a fitted storage cupboard. The house bathroom provides a three-piece white suite comprising: WC, wash hand basin and bath with shower over. With tiled walls, fitted mirrored cabinet and a window to the side elevation. Set to the rear of the property are two bedrooms, the smaller of which enjoys a fitted wardrobe with sliding doors. Both bedrooms have windows overlooking their rear garden.

Externally, there are low maintenance patio gardens to the front and rear with the rear being enclosed by a timber gate and having mature bushes to the far end. The substantial tarmac driveway provides ample off-road parking and leads to the detached garage with up and over the door.



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

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