



FOR SALE
E&H
Edkins Holmes
ESTATE AGENTS
01422 310044
www.edkinsandholmes.com

Kelvin Road, Elland, HX5 0LL
£500,000

E&H
Edkins Holmes
ESTATE AGENTS

Welcome to this stunning executive detached house located on Kelvin Road in this popular area of Elland. This well-proportioned property boasts a total of four spacious bedrooms and three modern bathrooms plus a cloakroom, offering ample space for a growing family or those who love to entertain guests.

Upon entering, you are greeted by a stylish reception room that sets the tone for the rest of the house. The highlight of this property is undoubtedly the master bedroom, complete with a walk-in wardrobe and a luxurious en-suite bathroom, providing a private sanctuary for relaxation.

One of the many standout features of this property is the electric gates that not only enhance security but also add a touch of elegance to the exterior. With parking available for multiple vehicles, convenience is at the forefront of this home.

The four bedrooms, two of which have en-suite bathrooms, ensure that everyone in the household has their own space and privacy. Whether you're looking for a peaceful retreat or a place to host friends and family, this property offers the perfect balance of comfort and sophistication.



Entrance Hall

Understairs cupboard. UPVC double glazed front door.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. Extractor fan.

Lounge 20'2" x 13'7" (6.147 x 4.145)

Two radiators. UPVC double glazed windows to front and side elevations. UPVC double glazed French doors.

Dining Kitchen 9'7" x 26'1" (2.940 x 7.952)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Stainless steel and glass cooker hood. Integrated dishwasher. Integrated fridge / freezer. Two radiators. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Utility Room 9'8" x 5'9" (2.956 x 1.760)

Base units. Plumbing for washing machine. Radiator. UPVC double glazed window to side elevation. UPVC double glazed door to rear elevation.

Landing

Stairs leading from entrance hall. Loft access. Radiator.

Bedroom One 13'7" x 12'9" (4.165 x 3.910)

Walk in wardrobe. Radiator. UPVC double glazed window to side elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 16'2" x 8'9" (4.934 x 2.680)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Three 12'11" + recess x 12'4" (3.945 + recess x 3.779)

Radiator. UPVC double glazed windows to front and side elevations.

Bedroom Four 10'11" x 9'6" (3.342 x 2.899)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Integral Garage 16'6" x 8'11" (5.047 x 2.722)

Up and over doors. Power. Light. Boiler.

Parking

Electric gates to block paved driveway with parking for multiple vehicles.

Garden

Enclosed lawn and patio garden.

Council Tax Band

E

Location

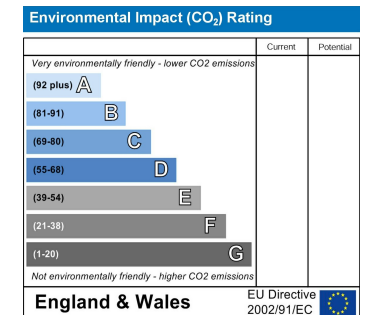
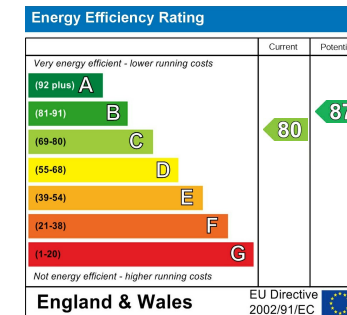
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

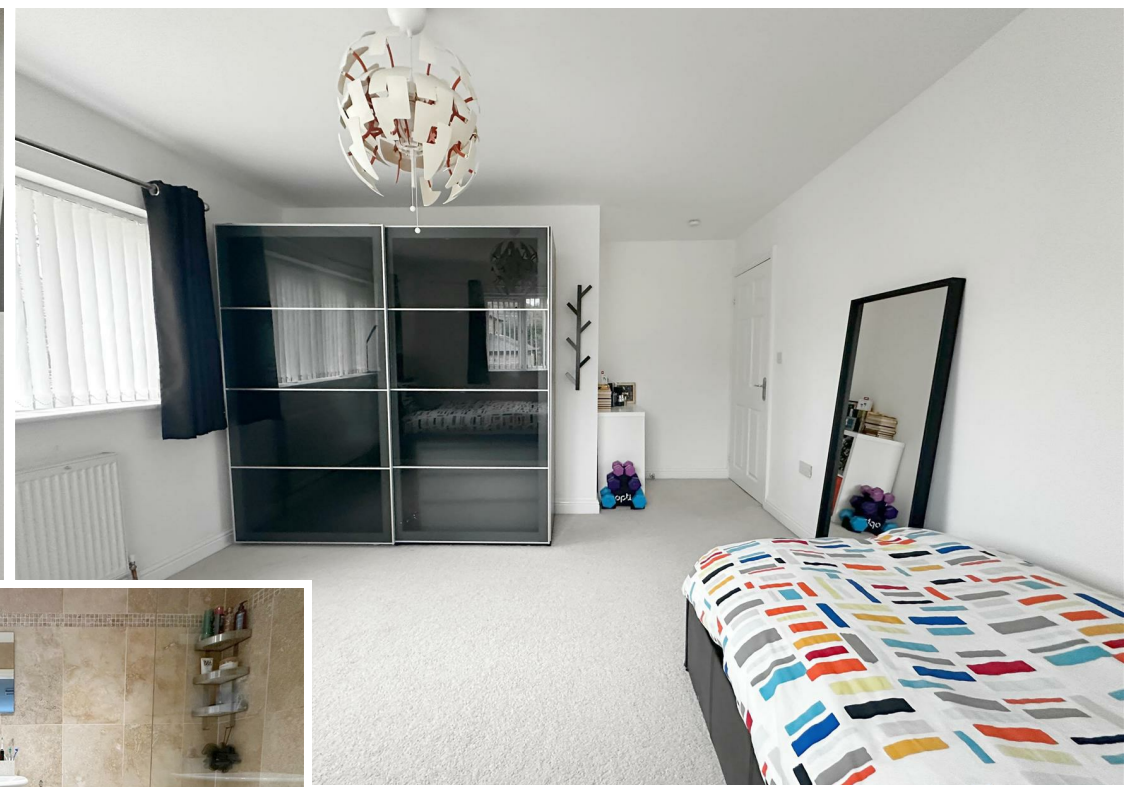
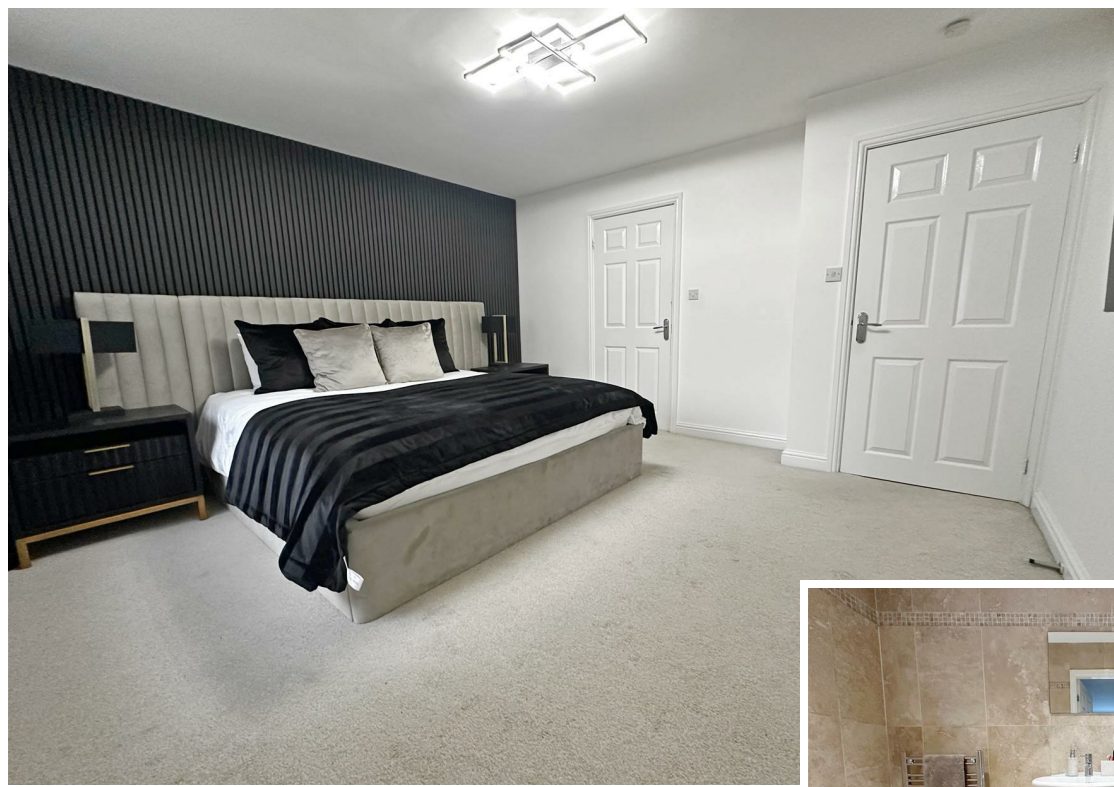
The three words designated to this property is:
spill.kinds.agreed

Disclaimer

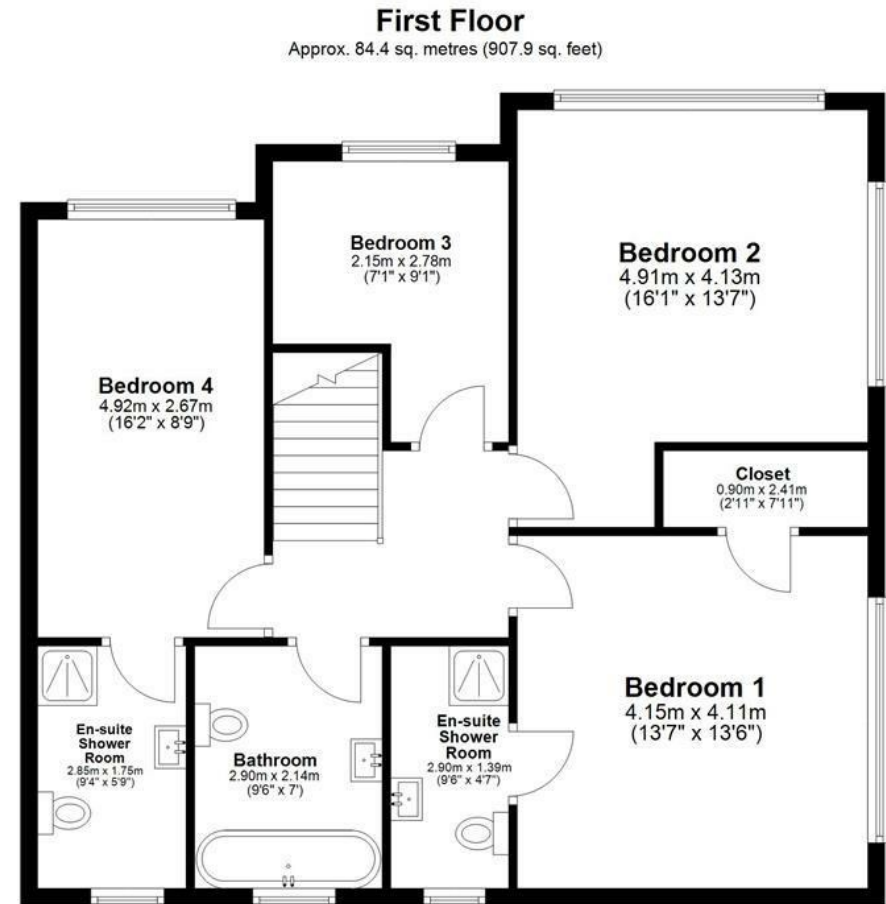
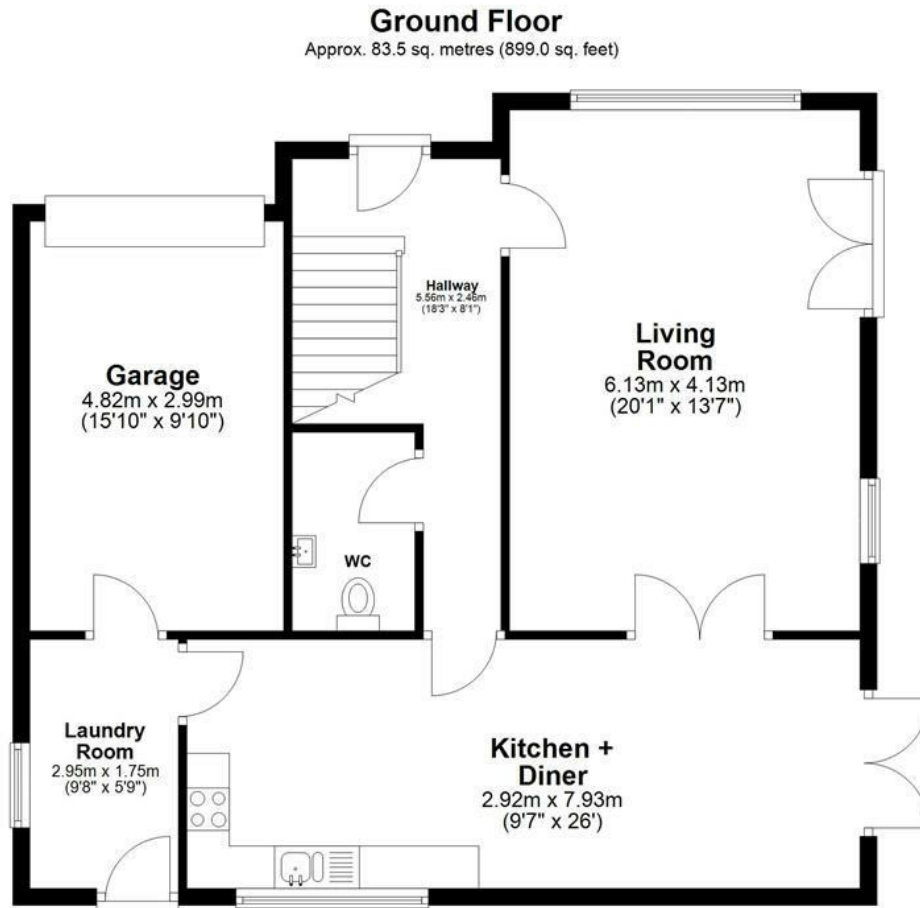
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









Total area: approx. 167.9 sq. metres (1806.9 sq. feet)