



Gordon Street, Elland, HX5 0AG
£130,000

E&H Edkins Holmes
ESTATE AGENTS

Enjoying a pleasant position on a popular no through road in Elland, this two double bedroom stone built mid terrace offers generously proportioned accommodation with gardens to the front and rear. An ideal home for a first time buyer, the property benefits from gas central heating and uPVC double glazing. Conveniently situated for the shops, supermarkets and amenities of Elland town centre, the property is also well placed for transport links and access to the M62 motorway network.

The accommodation briefly comprises an entrance lobby leading into a spacious lounge, where a decorative fireplace with a living flame gas fire creates an attractive focal point. An opening leads through to the dining kitchen, fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. An electric oven, gas hob and extractor are complemented by space for a fridge freezer and plumbing for a dishwasher. A separate utility room provides space for laundry appliances and access to the rear garden, whilst a useful cellar offers additional storage.

To the first floor are two double bedrooms, with the principal bedroom benefiting from storage above the stairs. The modern four piece bathroom incorporates a bath, separate walk in double shower, wash hand basin within a vanity unit and WC, together with a heated towel radiator.

Externally, gardens to the front and rear provide space for outdoor seating, with on street permit parking available. An internal viewing is recommended to appreciate the space and practical layout this appealing home has to offer.



Entrance Hall

Radiator. UPVC double glazed front door.

Lounge 13'5" max x 14'9" (4.105 max x 4.521)

Living flame gas fire. Radiator. UPVC double glazed window to front elevation. Open plan to kitchen via archway.

Kitchen 6'4" x 16'9" (1.952 x 5.110)

Fitted kitchen with a range of wall and base units. Electric oven. Gas hob with cooker hood over. One and a half bowl sink. Integrated dishwasher. Radiator. UPVC double glazed window to rear elevation. Access to cellar.

Utility Room 4'7" x 7'3" (1.403 x 2.215)

Plumbing for washing machine. UPVC double glazed windows and door to rear garden.

Landing

Stairs from entrance hall.

Bedroom One 10'4" x 13'1" (3.152 x 4.002)

Storage cupboard. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'8" x 11'1" (2.651 x 3.401)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Modern four piece bathroom suite. comprising bath with waterfall mixer tap, double shower cubicle, vanity wash hand basin and low flush WC. Chrome towel radiator. 'Ideal' combi-boiler. UPVC double glazed window to rear elevation.

Parking

Permit holder street parking.

Front Garden

Paved yard.

Rear Garden

Enclosed patio garden.

Location

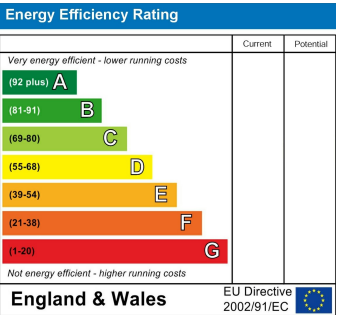
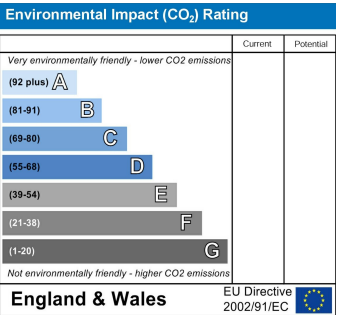
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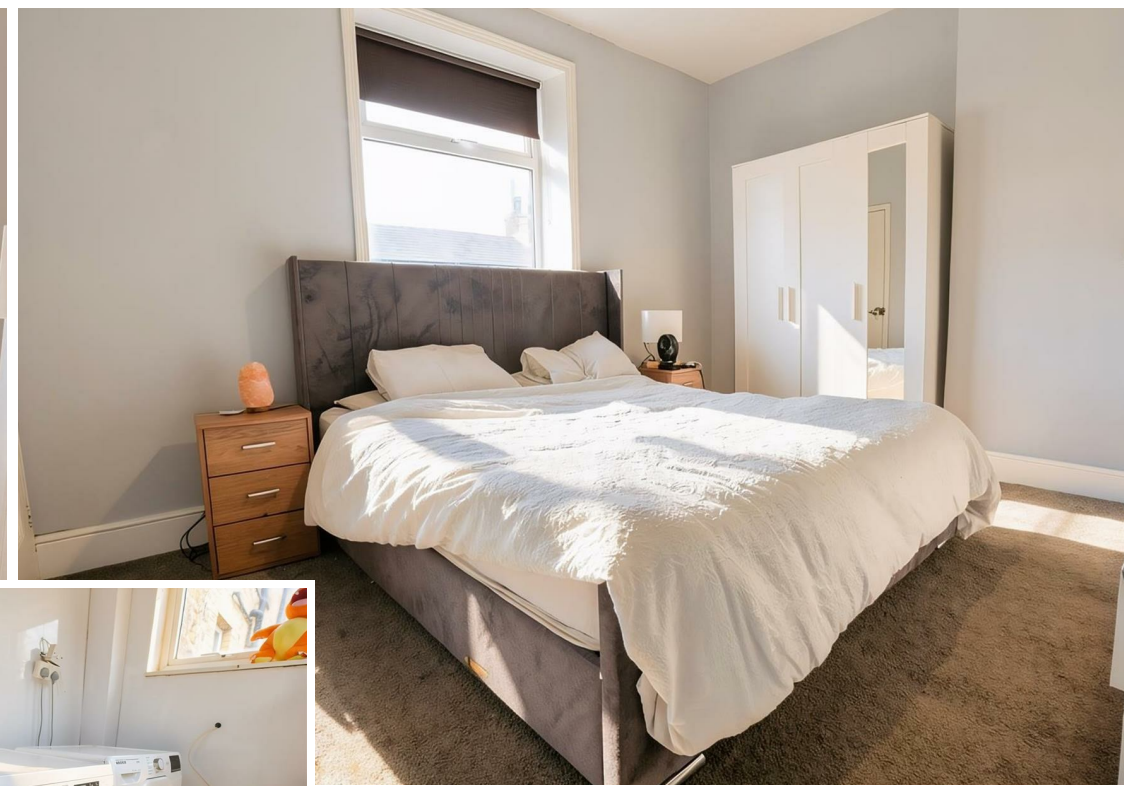
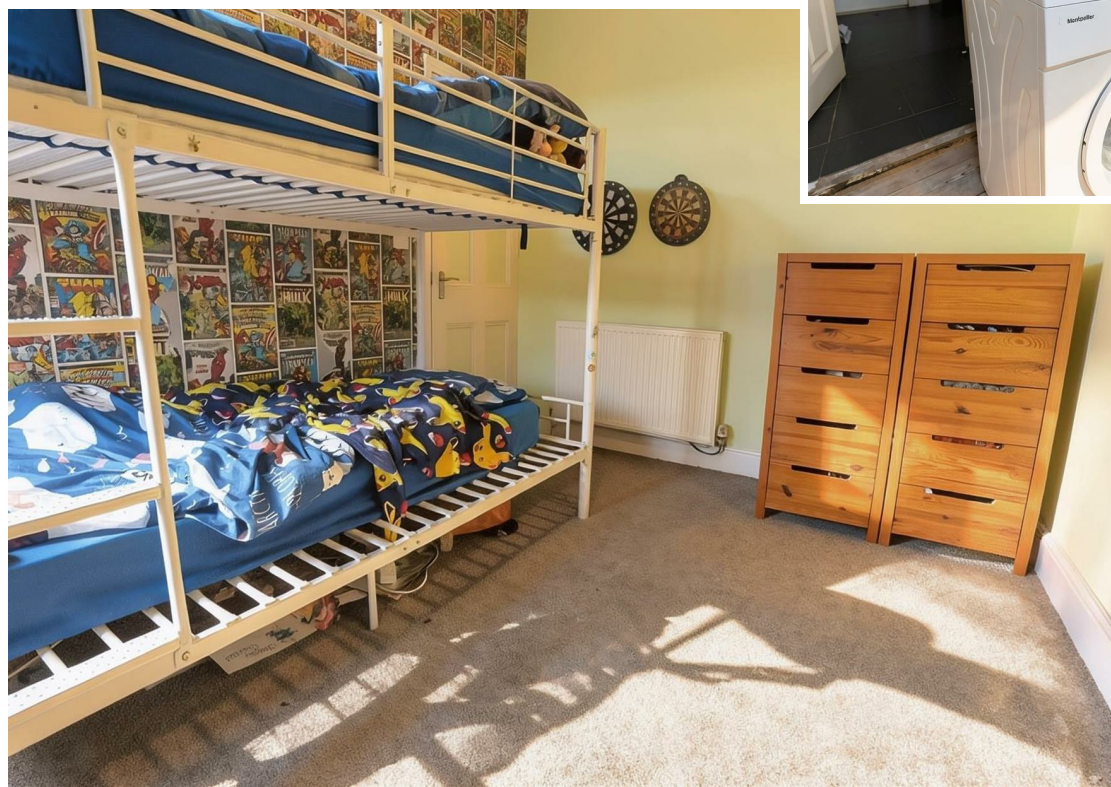
What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is hobby.wonderfully.bake

Disclaimer

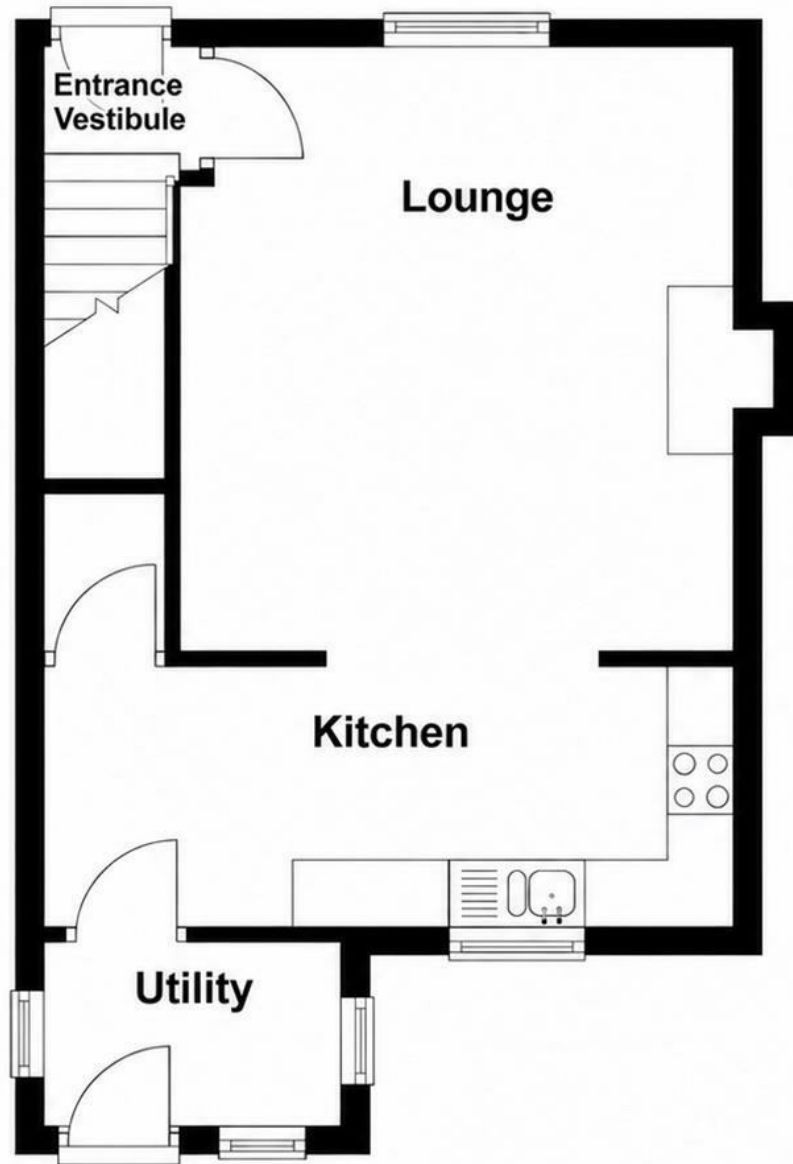
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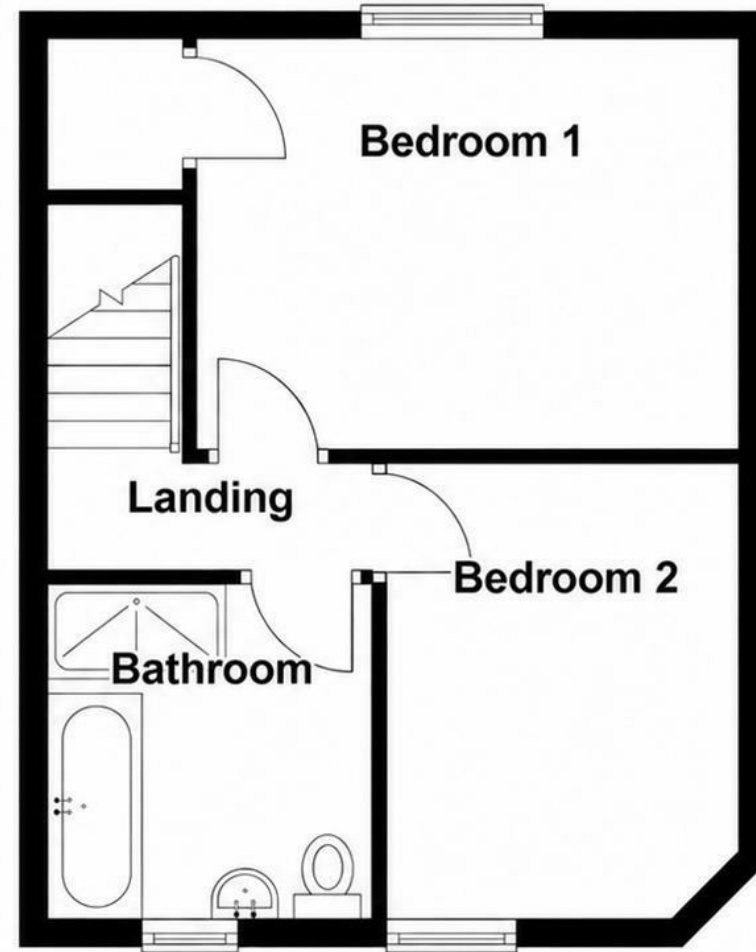




Ground Floor



First Floor



EDKINS & HOLMES