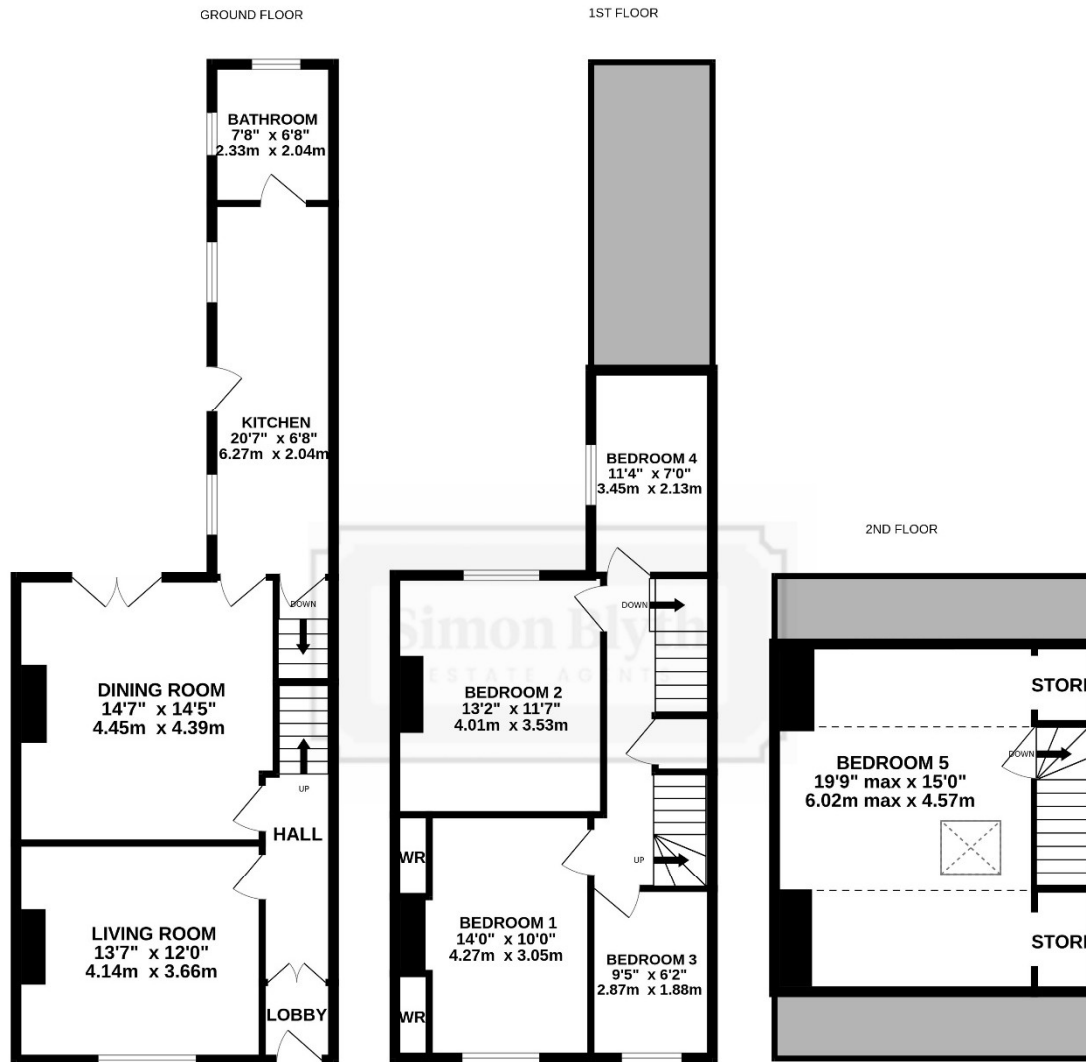




Holmleigh, Savile Road, Elland, HX5 0LA



SAVILE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Holmleigh is a spacious stone built five-bedroom Edwardian mid terrace house constructed circa 1908 and located within an established and convenient residential area close to local schools and amenities.

The property is ideal for a growing family with accommodation arranged over three floors and served by a gas central heating system, uPVC double glazing and briefly comprising to the ground floor entrance vestibule, entrance hall, living room, dining room, fitted kitchen and bathroom. Basement with cellar. First floor landing leading to four bedrooms, one of which has plumbing in place should someone wish to install a bathroom at first floor level. To the second floor there is a large double attic bedroom. Externally there are low maintenance gardens which are flagged to the front and to the rear, there is printed concrete together with timber and glazed out house.

Offers Around £330,000

GROUND FLOOR

ENTRANCE VESTIBULE

With a composite and frosted double glazed door with a uPVC double glazed window over inscribed with 'Holmleigh'. There is a ceiling light point, oak flooring and twin timber multi pane doors with a leaded stained-glass window above and this gives access to the entrance hall.

ENTRANCE HALL

With a ceiling light point, ceiling coving, oak flooring, central heating radiator and fitted open cloaks and shoe rack. At the foot of the stairs there is a feature arch and from the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 13'7" x 12'0"

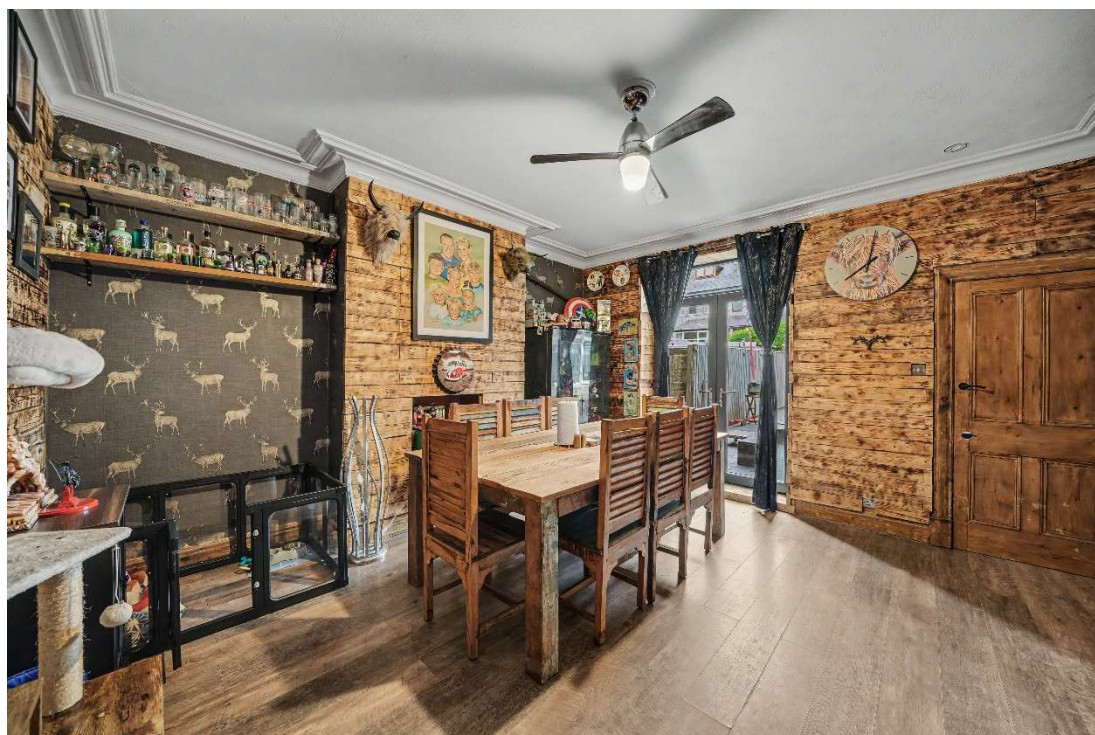
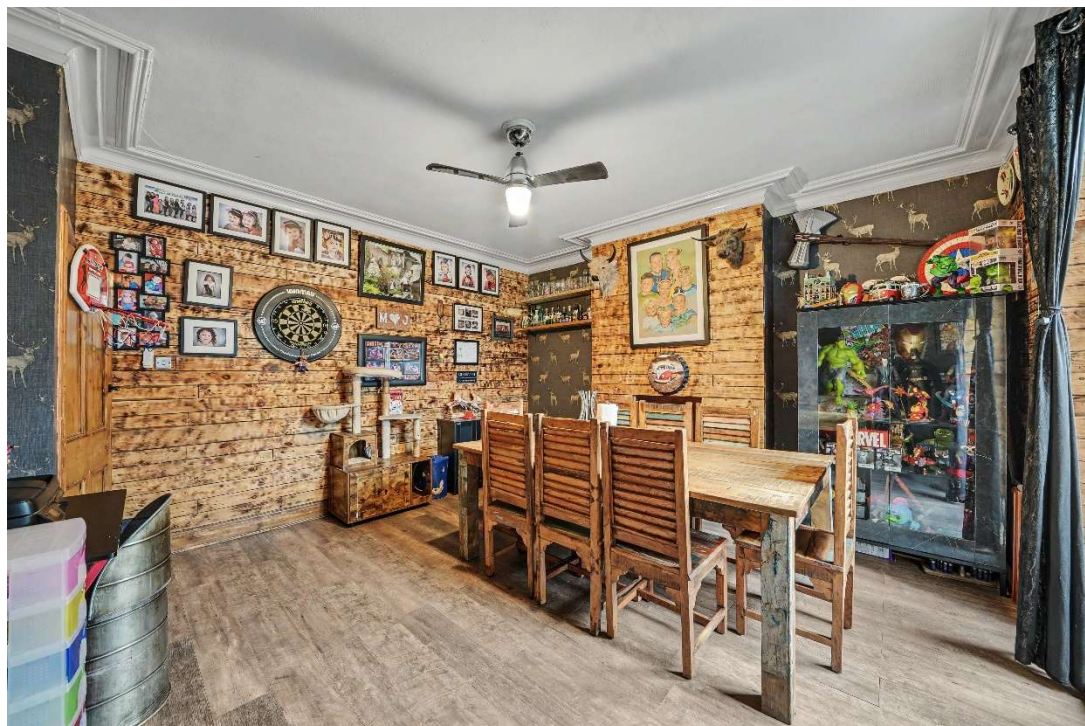
A comfortable and well-proportioned reception room which has two uPVC double glazed windows, ceiling light point, ceiling coving, central heating radiator, deep skirting boards, exposed stained floorboards and housed within the chimney breast there is a multi-fuel stove which rests on a tiled hearth.



DINING ROOM

Measurements- 14'7" x 14'5"

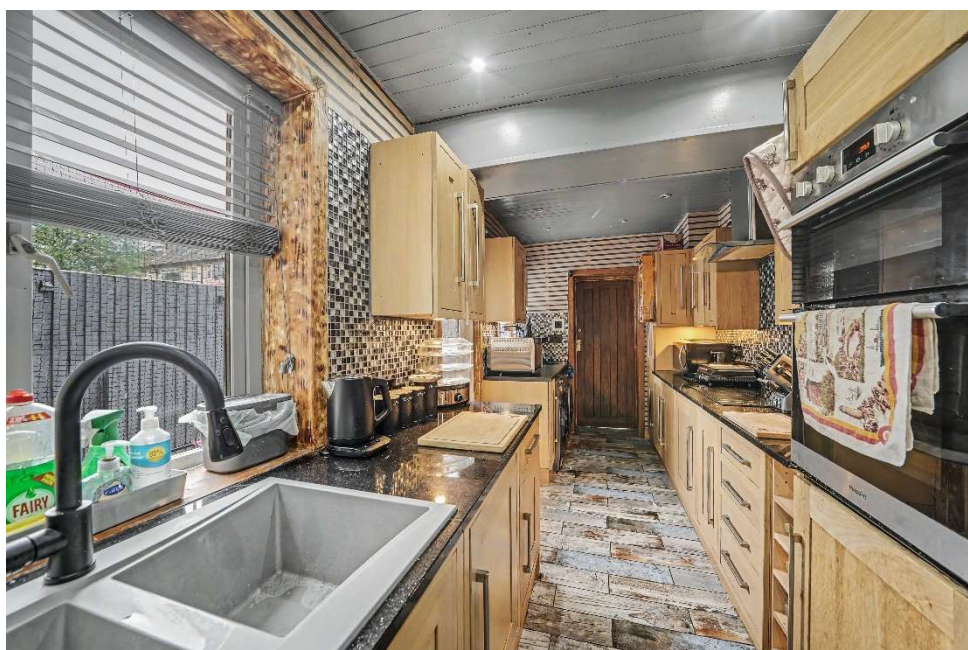
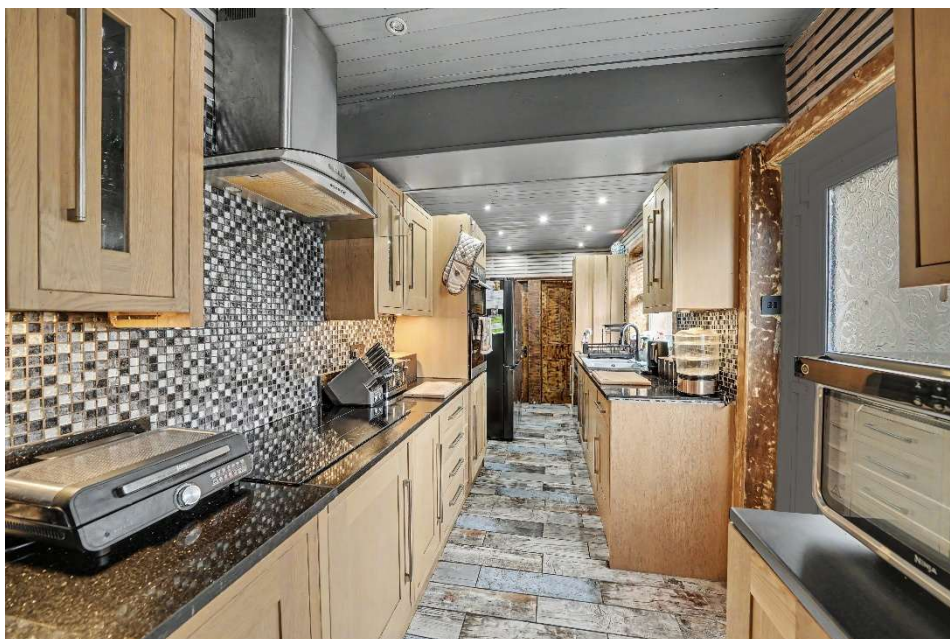
Another well-proportioned reception room which has sections of floor to ceiling burnt and sanded timber clad walls, there is a ceiling light point, ceiling coving, deep skirting boards, central heating radiator and chimney breast. There are twin uPVC double glazed French doors giving access to the rear garden and adjacent to this a timber panelled door opens into the kitchen.



KITCHEN

Measurements- 20'7" x 6'8"

This has two uPVC double glazed windows to the side elevation together with a uPVC and frosted double glazed stable style door. There is a timber panelled ceiling with inset LED downlighters, tiled floor and fitted with a range of oak fronted shaker style base and wall cupboards, drawers, with majority overlying granite worktops with a small section of laminate. tiled splashbacks, inset one and half bowl single drainer sink with a black monobloc tap, there is under counter space for dishwasher, washing machine and tumble dryer. There is a hot point induction hob with stainless steel and curved glass extractor hood over, electric double oven and concealed lighting beneath the worktops. At the far end of the kitchen a door gives access to the bathroom.



BATHROOM

Measurements – 7'8" x 6'8"

With frosted uPVC double glazed windows to two elevations, inset ceiling downlighters, floor to ceiling tiled walls, tiled floor, cupboard housing an ideal gas fired central heating boiler, ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and a shower fitting over with fixed shower rose and separate hand spray, wall hung vanity incorporating wash basin with monobloc tap and low flush w.c.



BASEMENT

This is accessed via a flight of stone steps and leads to a useful cellar with stone flagged floor and stone shelving.

FIRST FLOOR

LANDING

With a ceiling light point, central heating radiator and staircase rising to the second floor with storage cupboard beneath. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'0" x 10'0"

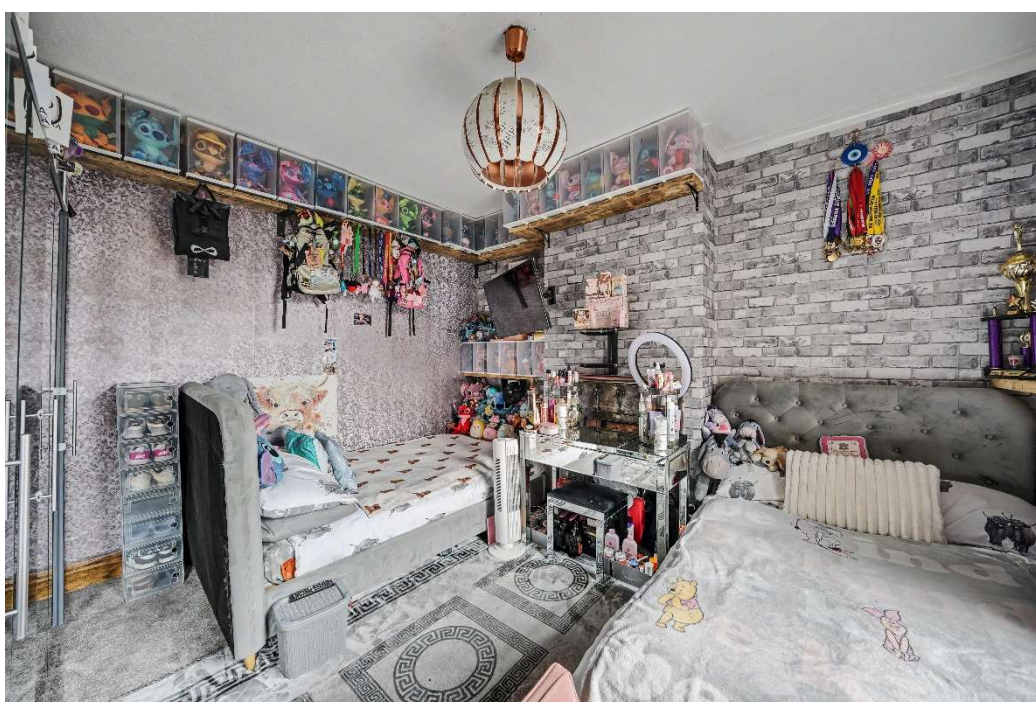
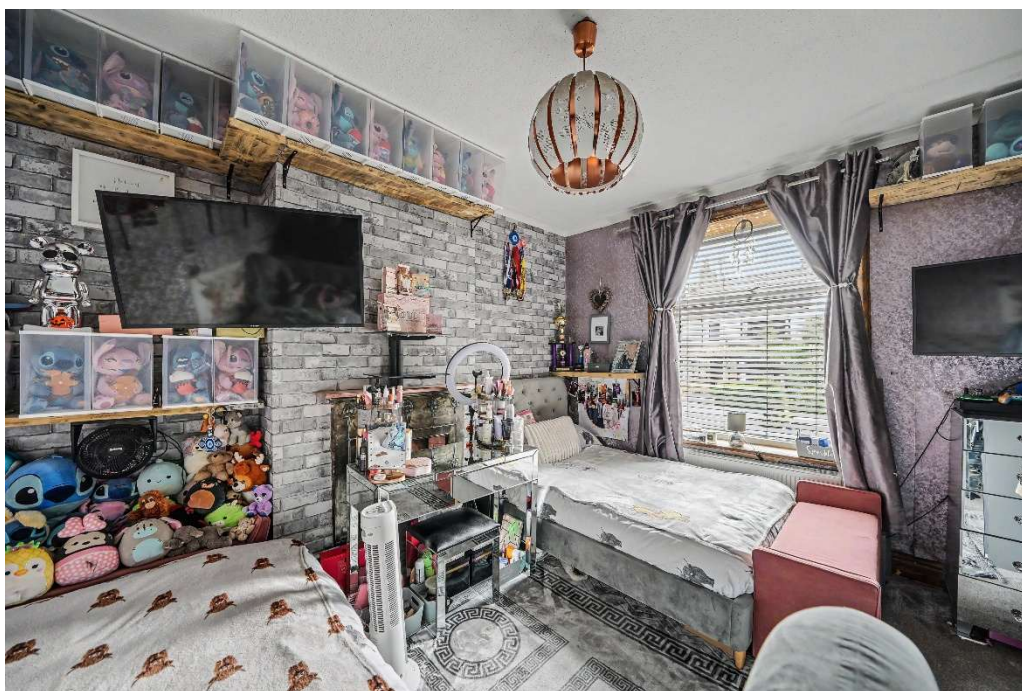
With a uPVC double glazed window, ceiling light point, central heating radiator, to either side of the chimney breast there are fitted floor to ceiling sliding door mirror fronted wardrobes and as the main focal point of the room there is decorative fireplace with floral tiled inset.



BEDROOM TWO

Measurements- 13'2" x 11'7"

A good-sized double room situated to the rear of the property and having a uPVC double glazed window, ceiling light point, central heating radiator and once again as the main focal point of the room there is a chimney breast with feature decorative fireplace with tiled inset.



BEDROOM THREE

Measurements – 9'5" x 6'2"

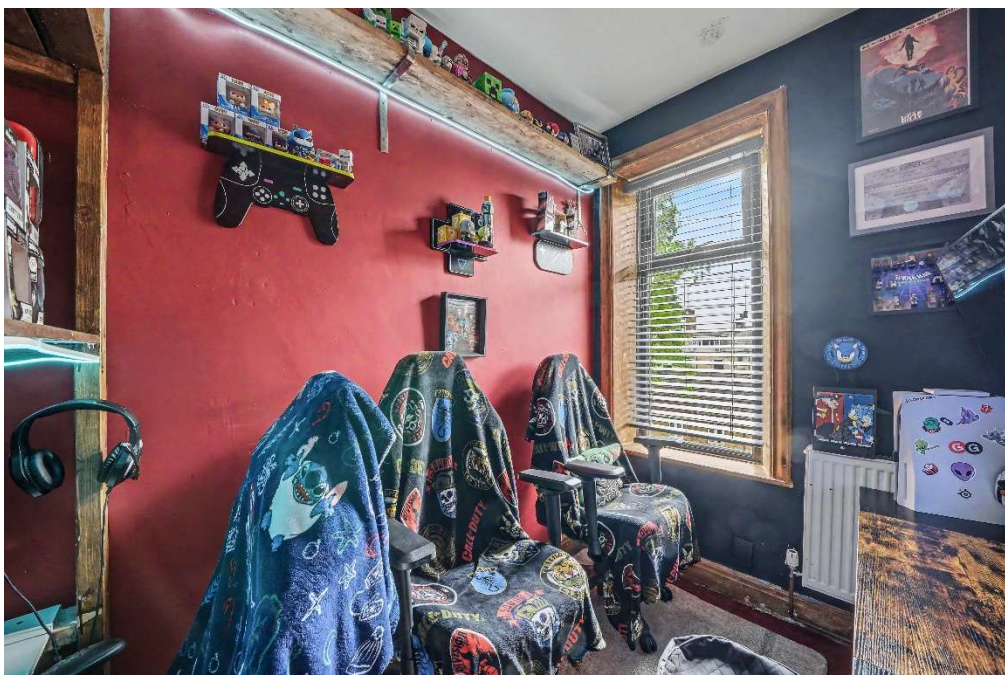
This is situated to the rear of the property and has a uPVC double glazed window; ceiling light point and chrome ladder style heated towel rail. It should be noted that this room has plumbing in place should someone wish to install a bathroom at first floor level at the expense of the bedroom.



BEDROOM FOUR

Measurements – 11'4" x 7'0"

This is situated adjacent to bedroom one and has a uPVC double glazed window, central heating radiator and ceiling light point.

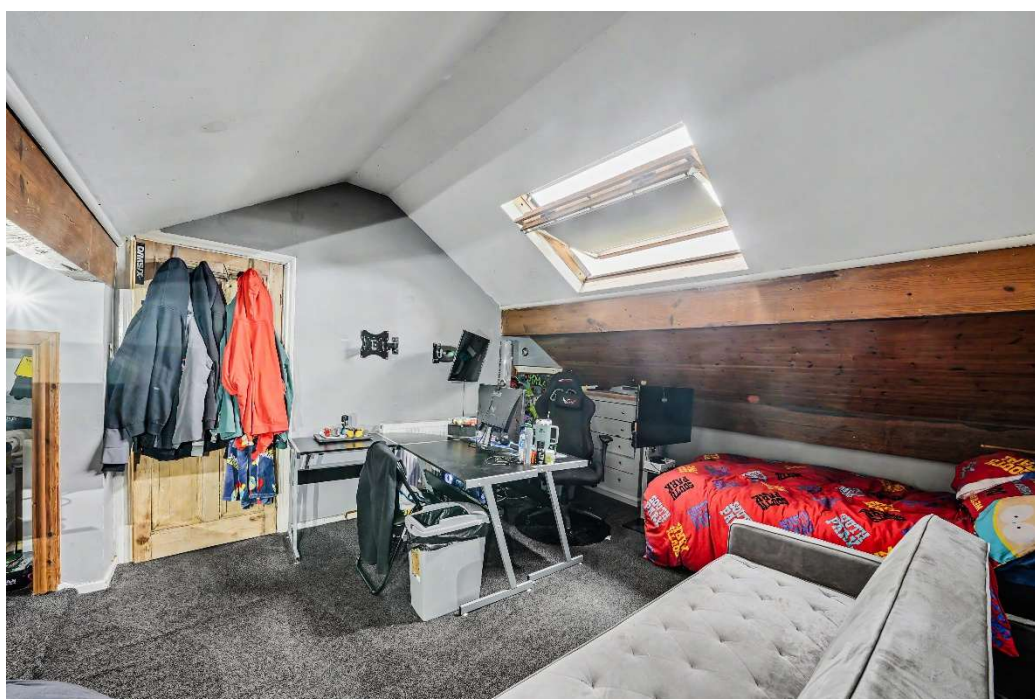
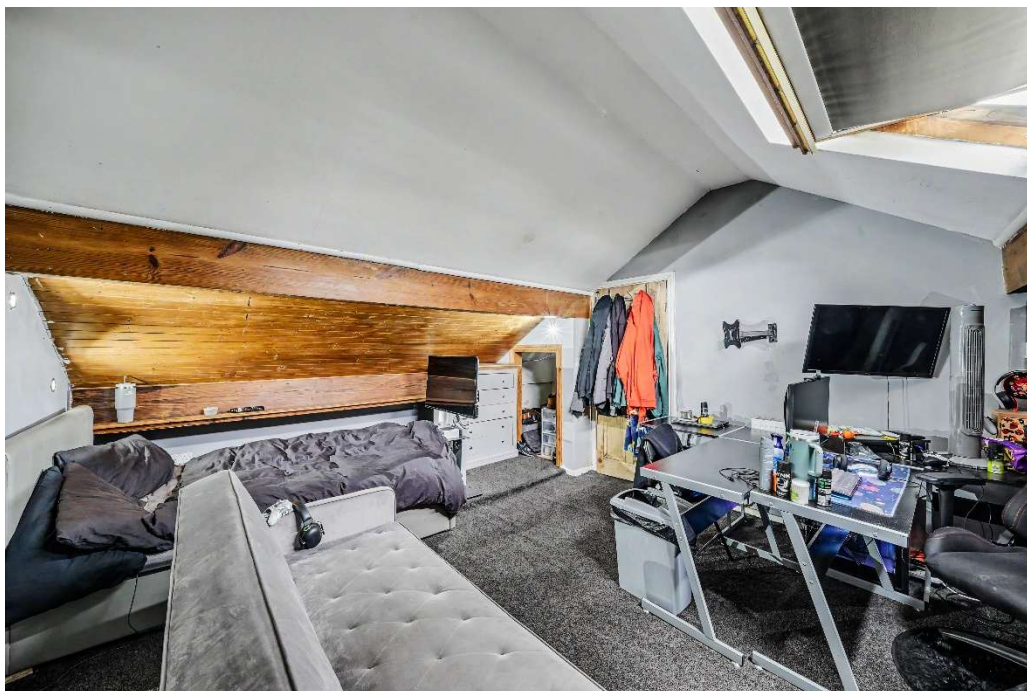


BEDROOM FIVE

SECOND FLOOR

Measurements- 19'9" maximum x 15'0"

This spacious double room has a pitched ceiling which is part timber clad in sections, there is a Velux double glazed window and wall mounted spotlights, central heating radiator and two recessed open storage cupboards.

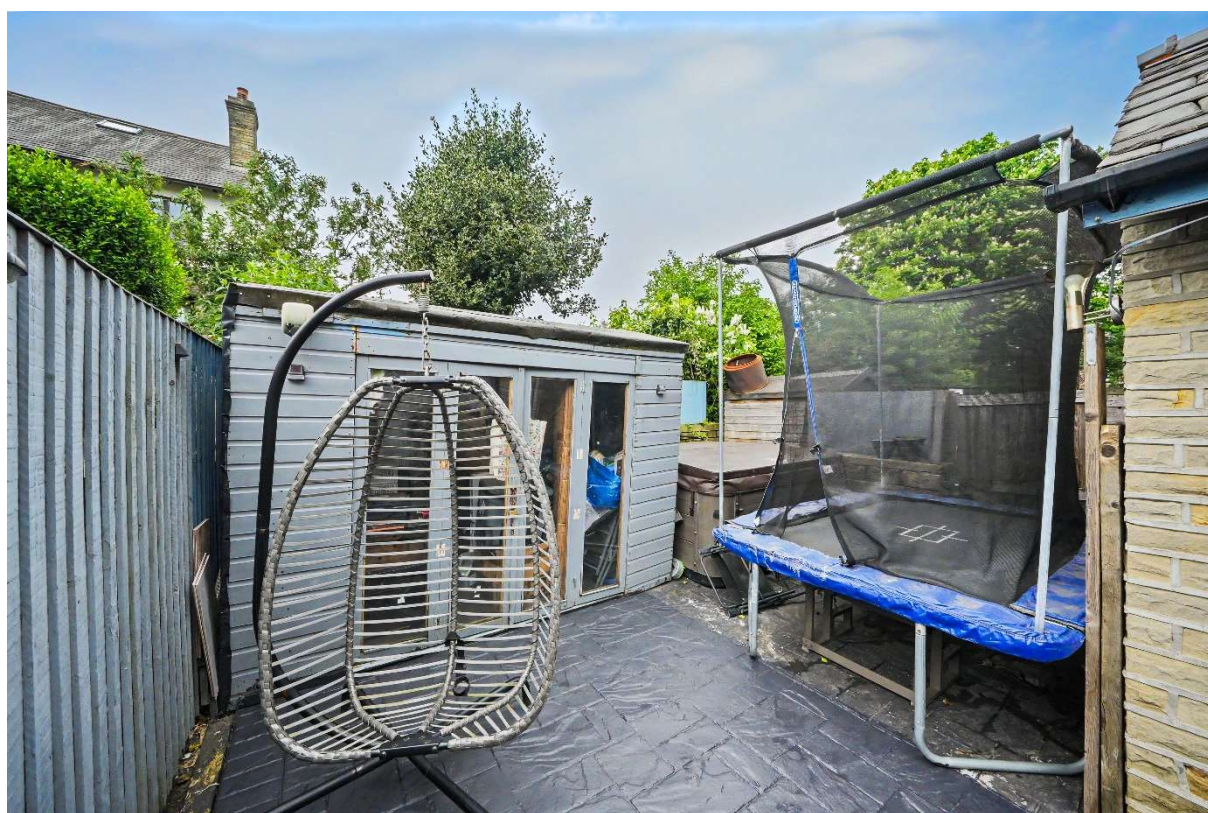


OUTSIDE

GARDENS

To the front of the property there is a flagged garden bordered by a stone wall with timber fencing over and a timber hand gate. To the rear there is an enclosed secure garden which has been designed to be low maintenance and has printed concrete throughout this area and enjoys a south westerly aspect. There is a timber and glazed out house and to one side a timber hand gate gives pedestrian access across the adjoining houses in the terrace leading back onto Saville Road.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – B

Directions- Using satellite navigation enter the postcode HX5 0LA

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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