

Bath Street, Elland, HX5 0NB

£160,000

Edkins & Holmes
ESTATE AGENTS

Enjoying a convenient position within walking distance of Elland town centre is this immaculately presented three bedroom stone built mid terrace property. Offering spacious accommodation arranged over three floors, together with a useful cellar, this stylish home combines traditional features with a modern fitted dining kitchen and contemporary shower room. An ideal purchase for a first time buyer, professional couple or young family.

The accommodation, in brief, comprises an entrance hall, a welcoming lounge with feature fireplace and a modern fitted dining kitchen with ample space for a dining table. To the first floor are two bedrooms and the house shower room, with a further bedroom located on the second floor. The cellar provides useful additional storage.

Externally, the property benefits from a paved frontage and an enclosed, low maintenance rear garden, creating a pleasant space for relaxing and outdoor dining. On street parking is available nearby.

Conveniently positioned for Elland's range of shops, supermarkets, cafés and everyday amenities, the property is also within easy reach of local schools and leisure facilities. Halifax, Huddersfield and Brighouse are readily accessible, while access to the M62 motorway network makes this a practical location for those commuting towards Leeds and Manchester.







Ground Floor:

Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Lounge
Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen
Fitted kitchen with wall and base units. One and a half bowl acrylic sink. Double electric oven. Electric hob. Extractor hood. Integrated dishwasher. Plumbing for washing machine. Radiator. Door leading down to the cellar. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

Cellar
Base unit. Combi boiler. Gas meter. UPVC double glazed window to rear all situated at the top of the stairs leading to the cellar.
Electric meter in the cellar.

First Floor:

Landing
Stairs from entrance hall. Stairs leading to second floor. Cupboard. Radiator. UPVC double glazed window to rear elevation.

Bedroom One
Radiator. UPVC double glazed window to front elevation.

Bedroom Two
Radiator. Understairs storage. UPVC double glazed window to rear elevation.

Shower Room
Newly fitted in 2026. Vanity unit wash hand basin. Low flush W.C. Walk-in shower with waterfall shower. Extractor fan. Chrome towel radiator. UPVC double glazed window to rear elevation.

Second Floor:

Bedroom Three
Ceiling beams. Undereaves storage. Radiator. Velux.

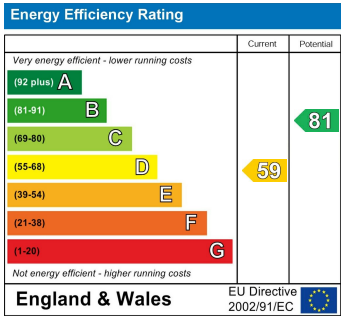
Rear Garden
Enclosed patio and artificial lawn garden.

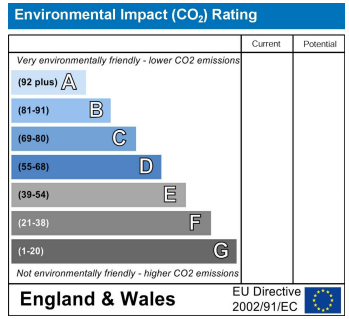
Council Tax Band
A

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:
fever.tummy.scary

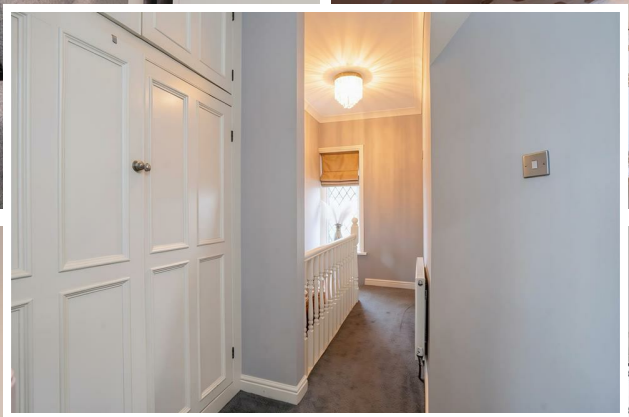
Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give 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.







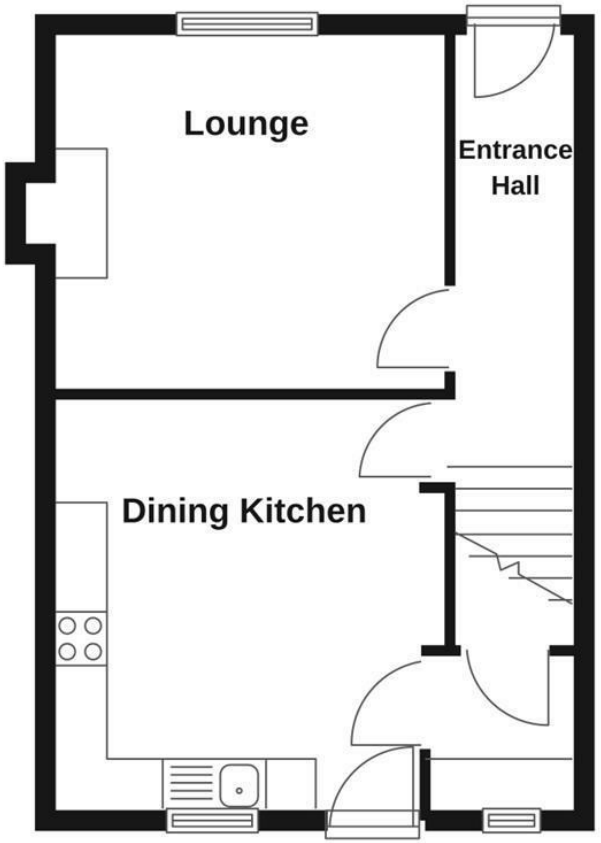




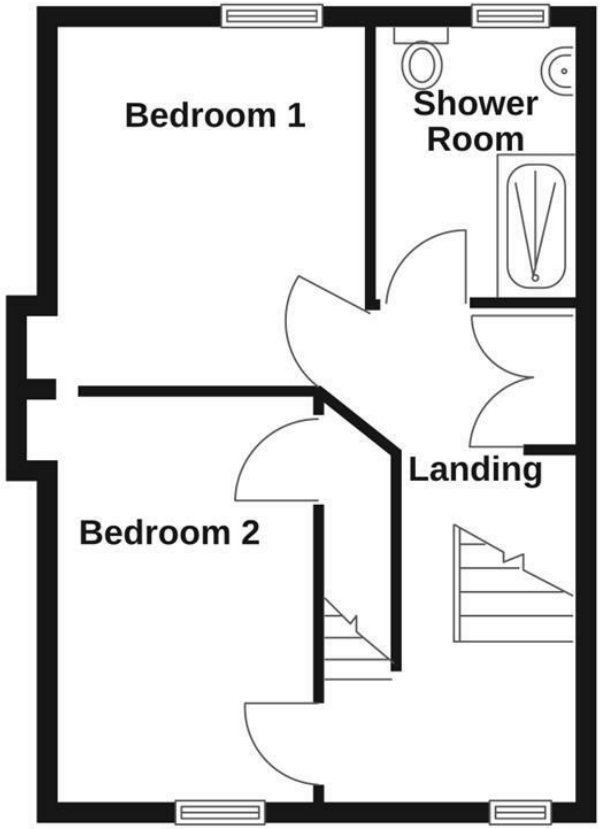




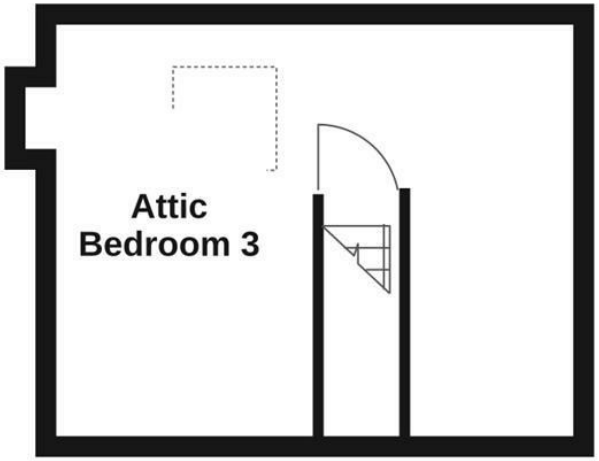




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EDKINS & HOLMES

6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044