



16 Bath Street, Elland, HX5 0NB
Elland

Offers in the Region of
£135,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situated in the heart of Elland, this well-presented two-bedroom mid-terrace property, benefitting from a new roof, new windows and new doors, is just a two-minute walk from a wide range of local shops, amenities, and transport links, making it an ideal home for first-time buyers, professionals, or investors.

The accommodation briefly comprises a welcoming living room, a spacious kitchen diner, and a useful cellar providing excellent additional storage. To the first floor are two generous double bedrooms and a modern family bathroom.

Presented to a good standard throughout and enjoying a central location, this charming home is ready to move into and must be viewed to be fully appreciated. To the rear, there is an enclosed yard featuring an Indian stone patio area, ideal for outdoor seating and entertaining.

Entrance Hallway

Enter this well presented property via a PVCu door into the hallway with a brand new carpet running throughout the ground floor and up the stairs. Access to the living room and kitchen/diner.

Living Room

To to the front of the property is the living room with a wall mounted gas fire. PVCu window to front aspect.

Kitchen/Diner

This kitchen diner has tiled flooring, matching wall and base units, laminate work surfaces and tiled splash-backs. Integrated appliances comprise of an electric oven, a gas hob, an extractor and a ceramic sink and drainer underneath a PVCu window to rear aspect. There are four free standing spaces for appliances, one with plumbing for a washing machine and ample space for a family dining table. Steps lead down to a useful cellar.

Cellar

A useful cellar with tiled flooring, giving ample space for storage. PVCu window to rear.



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Landing

Carpeted stairs rise to the first floor accommodation. Access to both bedrooms and house bathroom. PVCu window to rear aspect.

Bedroom One

A spacious carpeted double bedroom with PVCu window to rear aspect.

Bedroom Two

A second spacious double bedroom with PVCu window to front elevation.



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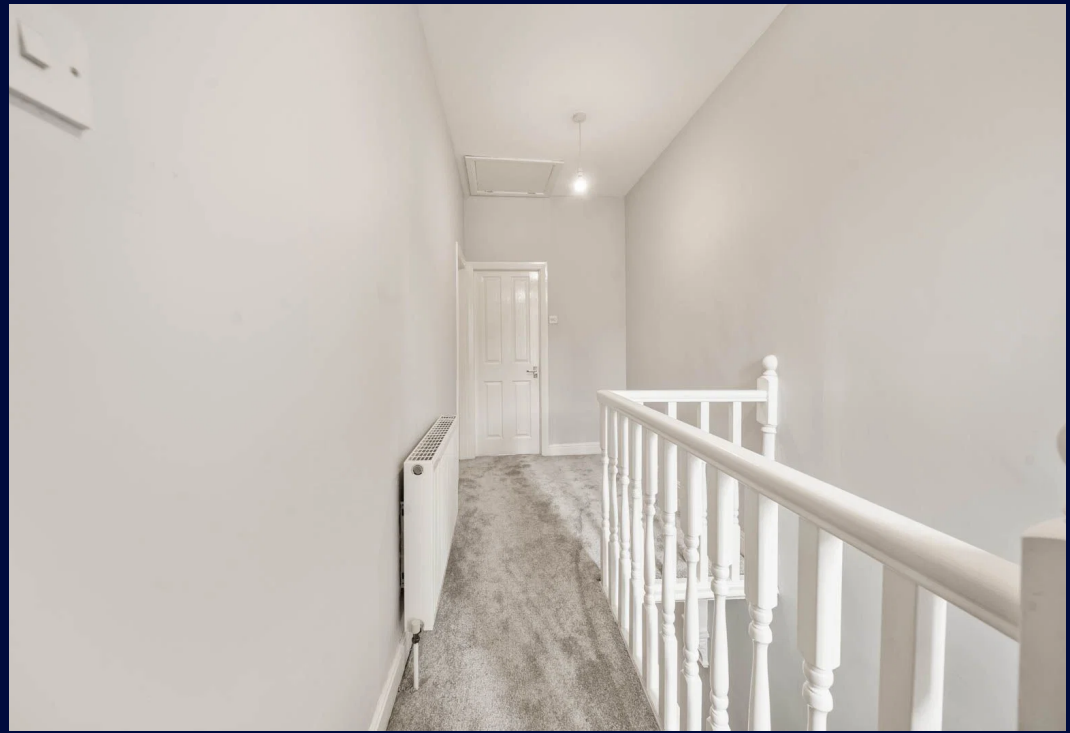
House Bathroom

A fully tiled house bathroom with ceramic tiled flooring. Comprising of: a WC, a wash basin and a bath with overhead shower and glass screen. PVCu privacy window to rear.

Exterior

To the rear of the property is a Indian stone patio area and to the front there is on-street parking







Claire Ramsbottom

01484 817299

claire.ramsbottom@expuk.com

<https://claireramsbottom.exp.uk.com>