Peter David Properties Ltd

Residential Sales and Lettings



46 Park Road

Elland, HX5 9HZ

£190,000

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Cromwell Bottom, Elland, HX5 9HZ

£190,000







Nestled on Park Road in Halifax, this charming terraced house presents an exceptional opportunity for those seeking a stylish and comfortable home. With two well-proportioned bedrooms and a thoughtfully designed kitchen and bathroom, this property is perfect for individuals, couples, or small families.

The interior of the home is presented to the highest standard, showcasing high-quality fixtures and fittings throughout. The tasteful colour palette enhances the spaciousness of the living areas, creating a warm and inviting atmosphere. The reception room is a delightful space, ideal for both relaxation and entertaining guests.

One of the standout features of this property is the stunning canal-side views, which can be enjoyed from the decked terrace area. This outdoor space serves as a perfect sun trap, making it an ideal spot for summer gatherings or quiet evenings under the stars.

The high-quality kitchen is designed for both functionality and style, providing an excellent space for culinary enthusiasts. The bathroom is equally impressive, featuring modern amenities that cater to your everyday needs.

Situated in an ideal location, this home is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. The Motorway network is just a short drive and the new railway station planned in Elland will make sure that commuting to Leeds, Manchester or beyond is a breeze.

Viewing this property is essential to fully appreciate the size and space on offer. Do not miss the chance to make this beautiful house your new home.

Entrance Porch

Leading in from the front of the home, the stone built porch has a window to either side and provides a welcoming entrance space on arrival.

Living Room

A spacious living room which is beautifully presented with a stunning feature gas fireplace as a focal point which features integrated lighting. Decorative coving and warm neutral tones elevate the space, with views over the front of the home and the green beyond. Modern glass panelled wooden doors perfectly compliment the space and wall mounted lighting adds further points of interest.

Kitchen Diner

Overlooking the rear garden and canal beyond, the kitchen has light grey base and wall units with ample storage space, and features an integrated fridge freezer, Samsung double oven, Neff dishwasher and Neff gas hob. The kitchen features integrated lighting and has plenty of room for a dining table. A doorway leads out onto the rear garden.

Pantry / Utility

Accessed from the kitchen with plumbing for a washing machine and room for a tumble drier, as well as additional storage space.

Bedroom One

A spacious double bedroom overlooking the front aspect with built in wardrobes spanning one wall and a dressing area with further storage space along the opposing wall. With views over the green, the room has a feature wall and is well presented in keeping with the home.

Bedroom Two

Tastefully presented with a light green colour palette, the second bedroom comfortably fits a single bed and would easily fit a three quarter bed along with additional furniture. With canal side views, this is a perfect space in which to relax and unwind.

Bathroom

A spacious four piece bathroom suite with a walk-in shower, bath tub, hand basin and w/c. The design cleverly integrates useful storage space with a part tiled finish and engineered wooden flooring. A heated towel rail compliments the space and automatic lighting adds practicality.

Loft Space

A spacious loft ideal for additional storage which is boarded with storage cupboards. The loft also has a radiator enabling the space to be kept warm.

External
The property is set back from the road behind a gated courtyard leading to the entrance porch. At the rear is a beautifully landscaped patio and terrace with a balustrade to the canal side. With a south-east aspect, the rear garden gets the sun for most of the day and provides a beautiful setting.

Directions
For Satnav please use the postcode HX59HZ

Viewings
Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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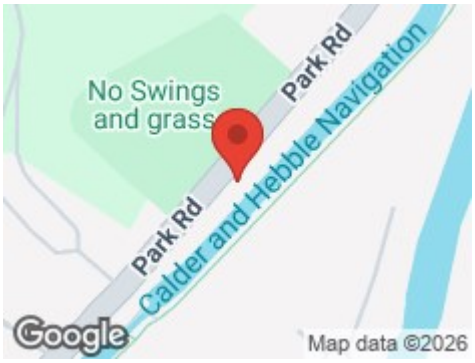








Road Map



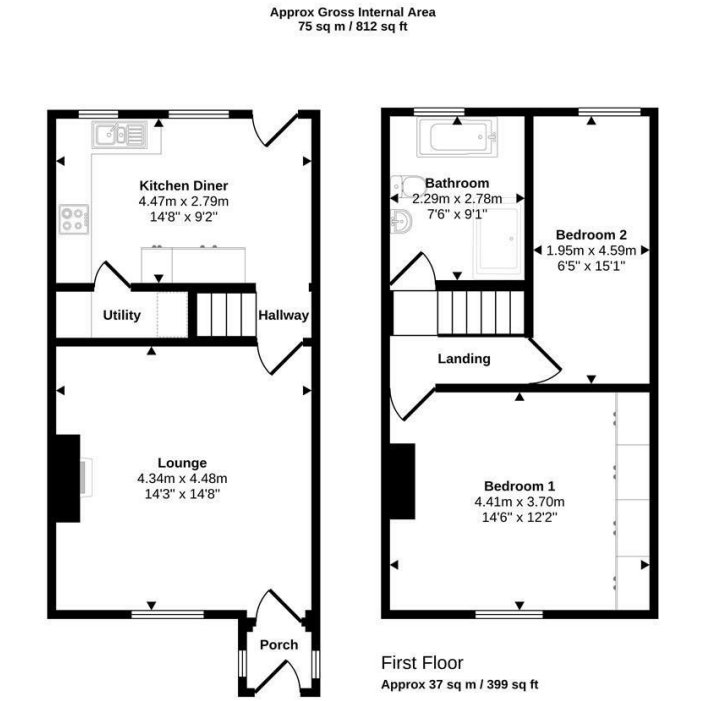
Hybrid Map



Terrain Map



Floor Plan

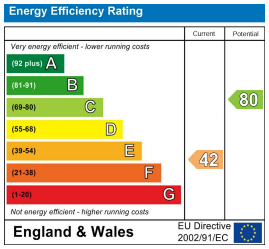


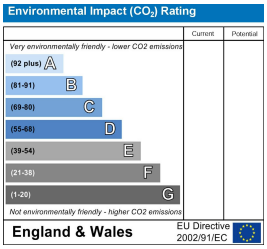
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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