Rosemount Avenue, Elland, HX5 9BN

£195,000

Edkins & Holmes
ESTATE AGENTS

A well-proportioned three-bedroom end-of-row property offering spacious accommodation, generous outdoor space and useful additional features, located in the popular and convenient area of Elland.

The accommodation, in brief, comprises a spacious lounge and dining kitchen to the ground floor, providing comfortable living and entertaining space. To the first floor are three well-proportioned bedrooms, a house bathroom and separate W.C.

Externally, the property occupies a generous plot with an enclosed garden incorporating both lawn and patio areas, providing plenty of space for children, pets and outdoor entertaining. A particular feature is the large summer house, complete with power, lighting and a wall-mounted electric heater, creating a versatile additional space ideal for use as a home office, gym, hobby room or garden retreat throughout the year.

Driveway parking provides convenient off-road parking, while the Elland location offers easy access to a good range of local amenities, schools and transport links, including convenient access to the M62 motorway network.

Entrance Hall
UPVC double glazed door to front elevation.

Lounge 11'1" x 17'11" (3.395 x 5.469)
Radiator. UPVC double glazed window to front elevation.

Kitchen 8'3" x 17'9" (2.516 x 5.429)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Gas cooker point. Stainless steel cooker hood. Plumbing for washing machine. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to rear elevation.

Landing
Stairs from Entrance Hall. Cupboard. Loft access.

Bedroom One 12'1" x 9'11" (3.705 x 3.027)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'4" x 9'11" (2.541 x 3.042)
Cupboard housing boiler. UPVC double glazed window to rear elevation.

Bedroom Three 8'7" x 7'8" (2.626 x 2.350)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Bath with mixer taps and shower over. Radiator. UPVC double glazed window to rear elevation.

W.C.
Low flush W.C. UPVC double glazed window to rear elevation.

Parking
Driveway parking for two cars.

Summerhouse 19'8" x 9'5" (5.999 x 2.888)
Power, light and wall mounted electric heater.

Front Garden
Shingle garden with mature planting.

Rear Garden
Enclosed lawn and patio garden with shed.

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:
plants.each.knots

Disclaimer
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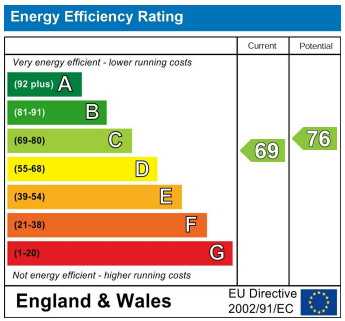

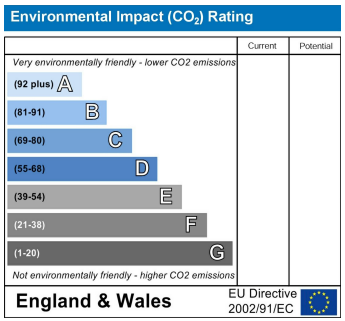

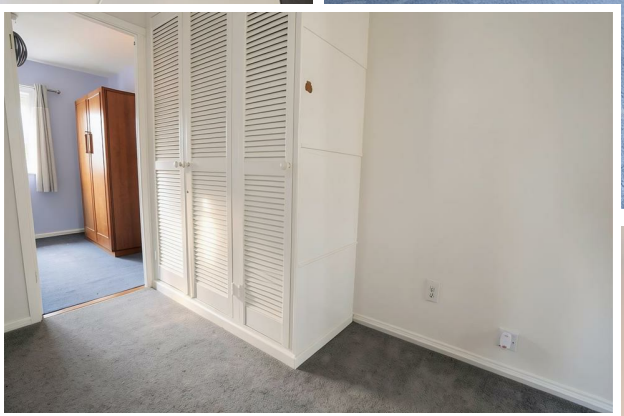

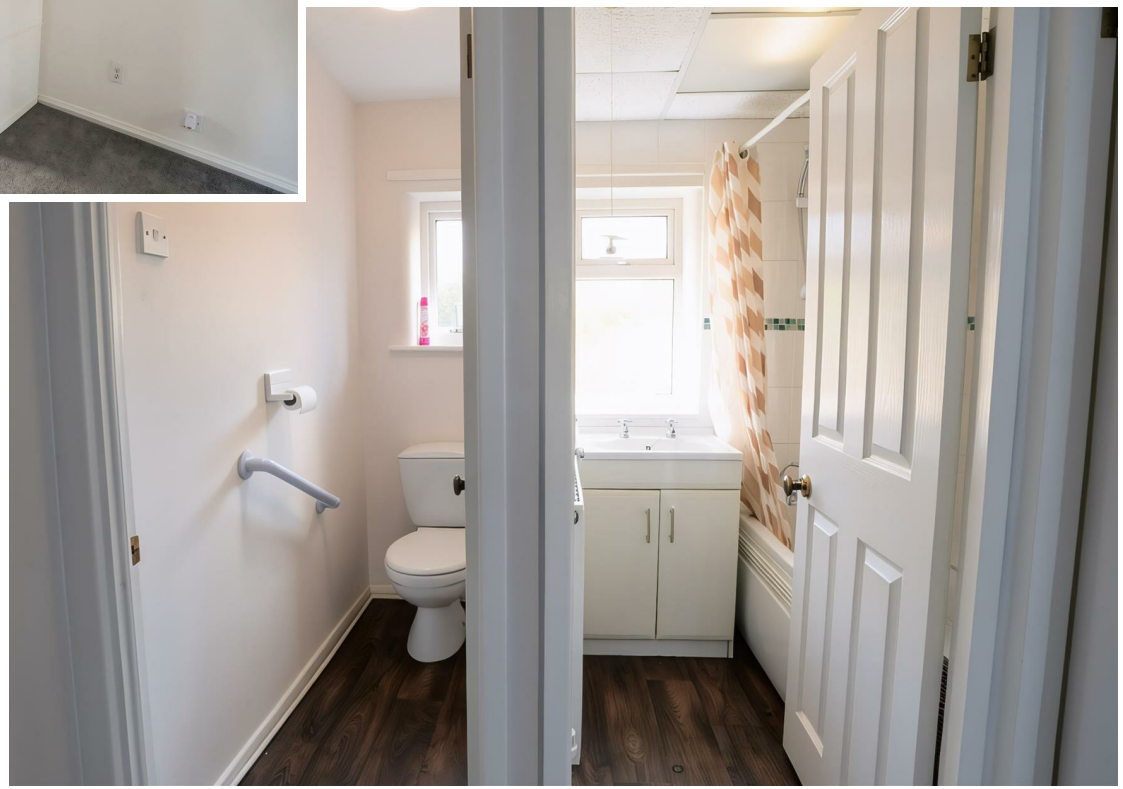

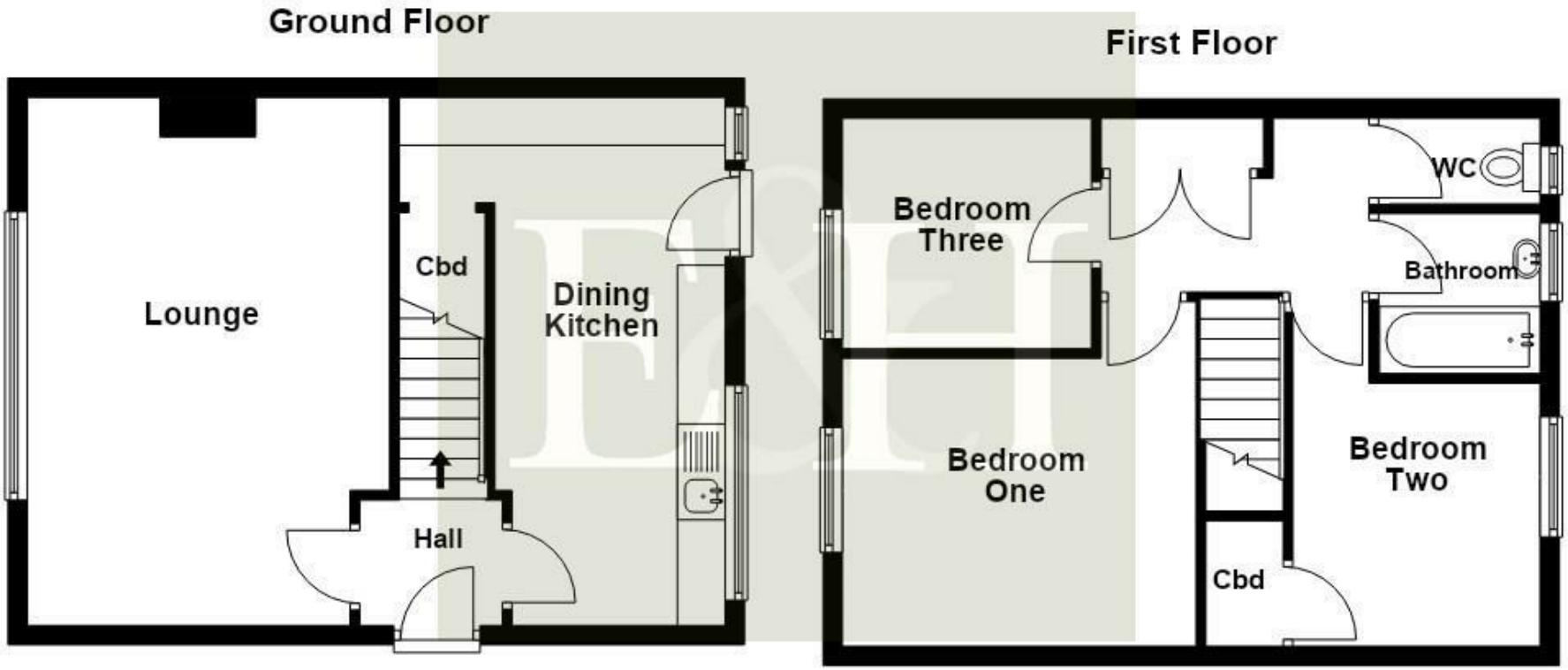

All measurements are aprroximate and for display purposes only
Plan produced using PlanUp.