



Wilderness Road, Elland, HX5 9PQ
Offers In The Region Of £160,000

E&H Holmes
ESTATE AGENTS

A beautifully presented, two bedroom, through by light cottage with open rural views in the popular Upper Edge area of Elland. Having been upgraded by the current owner by way of new kitchen, bathroom and improvements to the outside space this is a perfect retreat for professional person or couple.

The accommodation, in brief, comprises: Entrance vestibule, lounge and two inner hallways to ground floor. To the lower level is the dining kitchen and on the first floor are two bedrooms, the bathroom and separate WC. To the front of the property is a low maintenance paved garden with parking for one car.



Ground Floor:

Entrance Vestibule

Tiled flooring.

Inner Hall

Boiler. UPVC double glazed window to rear elevation.

Second Inner Hall

Radiator. UPVC double glazed window to rear elevation.

Lounge 16'8" x 14'10" (5.093 x 4.522)

Gas stone set in Inglenook fireplace. Radiator. UPVC double glazed window to front elevation.

Lower Level:

Dining Kitchen 16'11" x 15'6" total space (5.161 x 4.741 total space)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Plumbing for washing machine. Radiator. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from second inner hall. UPVC double glazed window to rear elevation.

Bedroom One 8'11" x 11'10" (2.732 x 3.622)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'5" max x 10'5" max (2.577 max x 3.176 max)

Cupboard. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Bath with mixer taps. Partially tiled. Extractor fan.

W.C.

Wash hand basin. Low flush W.C. UPVC double glazed window to front elevation.

Parking

Off road parking for one car.

Front Garden

Patio garden with far reaching views.

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
///beside.lifted.crops

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