



South Parade, Elland, HX5 0NR
£200,000

E&H Holmes
ESTATE AGENTS

A well presented, semi-detached bungalow with one/two bedrooms and conservatory located conveniently for Elland town centre. With ample driveway parking for multiple vehicles, detached garage and carport along with beautiful gardens to both front and rear.

The accommodation, in brief, comprises: Entrance vestibule, entrance hall, kitchen, lounge, dining room/bedroom two, conservatory, master bedroom and shower room.



Entrance Vestibule

Wooden door to side elevation.

Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle.

Radiator. UPVC double glazed window to side elevation.

Lounge 15'9" x 12'11" (4.816 x 3.948)

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

Dining Room / Bedroom Two 8'0" x 10'8" (2.439 x 3.270)

Radiator. UPVC double glazed patio doors leading to conservatory.

Bedroom One 12'5" x 9'10" (3.786 x 3.012)

Radiator. UPVC double glazed window to rear elevation.

Kitchen 11'0" x 7'8" (3.365 x 2.337)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Gas / Electric cooker point. Plumbing for washing machine. Vaillant boiler. UPVC double glazed window to front elevation.

Conservatory 7'0" x 20'2" (2.158 x 6.163)

UPVC constructed conservatory. Radiator.

Garage / Potting Shed / Workshop

Detached single garage with potting shed / workshop attached. Double doors. Power. Light.

Parking

Driveway and carport with parking for multiple cars.

Front Garden

Lawn garden with flower bed border.

Rear Garden

Lawn and patio garden with attractive planting. Shed.

Council Tax Band

B

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:
search.fans.driver

Disclaimer

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Leasehold

It started 15th January 1964 and is £5 a year, with a length of 999 years.







