



Whitwell Green Lane, Elland, HX5 9EG
£200,000

E&H Holmes
ESTATE AGENTS

A three bedroom, semi detached property located within walking distance of the Ofsted 'Outstanding' Old Earth School on the outskirts of Elland. With a modern fitted dining kitchen, spacious lounge and patio doors to the low maintenance garden this is an ideal home for many kinds of buyer.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. To the front of the property is a gated driveway for three cars and a single garage with an enclosed low maintenance garden with summer house and greenhouse.



Entrance Hall

Cupboard. Radiator. UPVC double glazed door to front elevation.

Lounge 10'8" x 19'11" (3.260 x 6.086)

Two radiators. UPVC double glazed window to front elevation.

Dining Kitchen 20'0" x 11'6" (6.098 x 3.514)

Fitted kitchen with wall and base units. Stainless steel one bowl undercounter sink. Electric oven. Induction hob. Cooker hood. Integrated dishwasher. Integrated fridge / freezer. Integrated microwave. Designer radiator. UPVC double glazed patio doors to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from dining kitchen. Cupboard housing boiler. Loft access.

Bedroom One 11'3" x 10'11" (3.452 x 3.342)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'4" x 10'9" (2.551 x 3.297)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'4" x 6'11" (2.542 x 2.111)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with electric shower over. Fully tiled. Radiator. UPVC double glazed window to rear elevation.

Detached Garage

Detached garage with up and over doors. Power. Light.

Parking

Pressed concrete driveway with parking for three cars.

Rear Garden

Patio and lawn garden. Summerhouse with power. Greenhouse.

Council Tax Band

C

Location

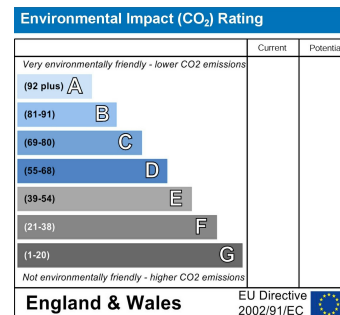
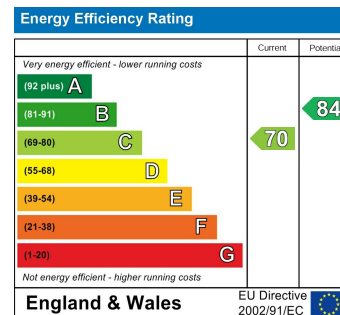
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

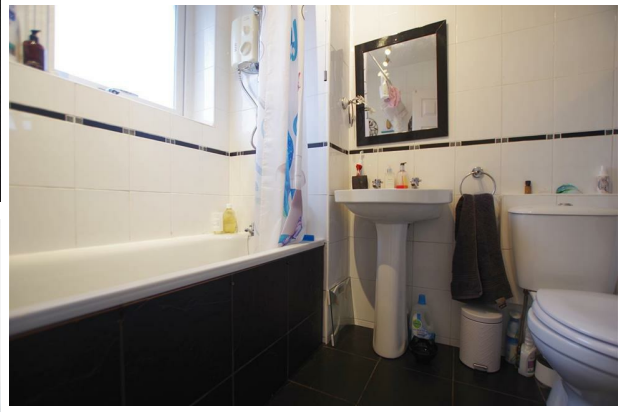
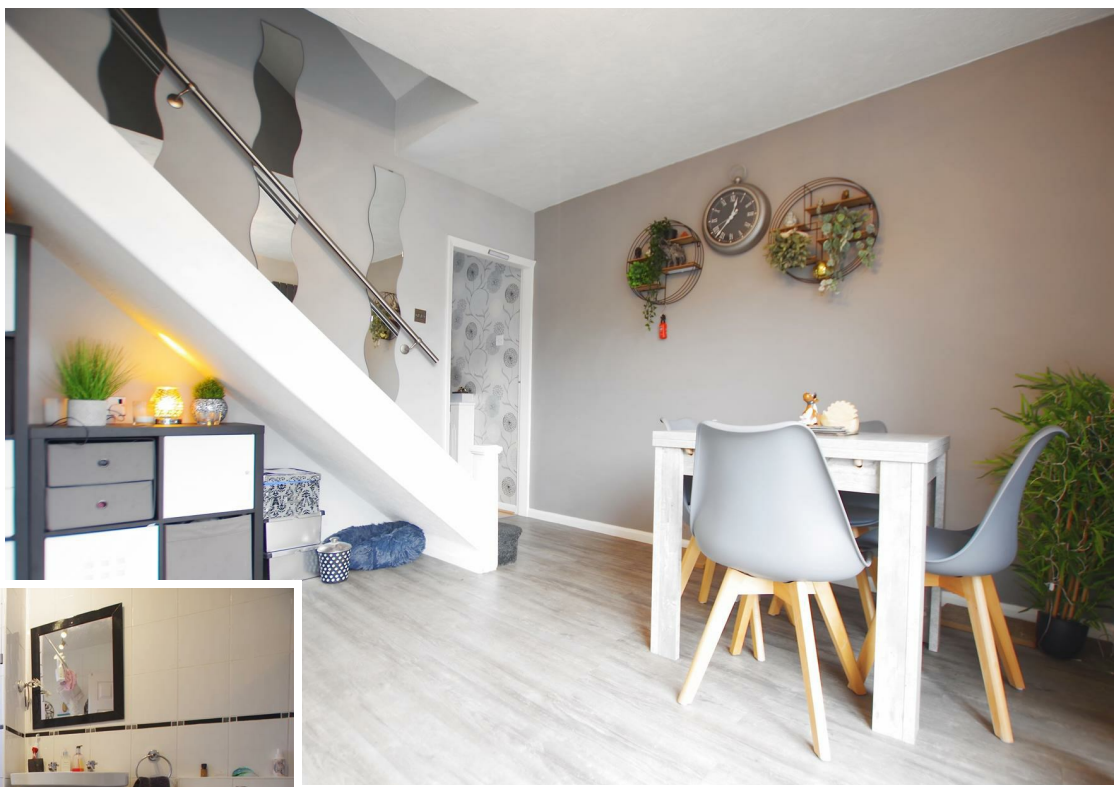
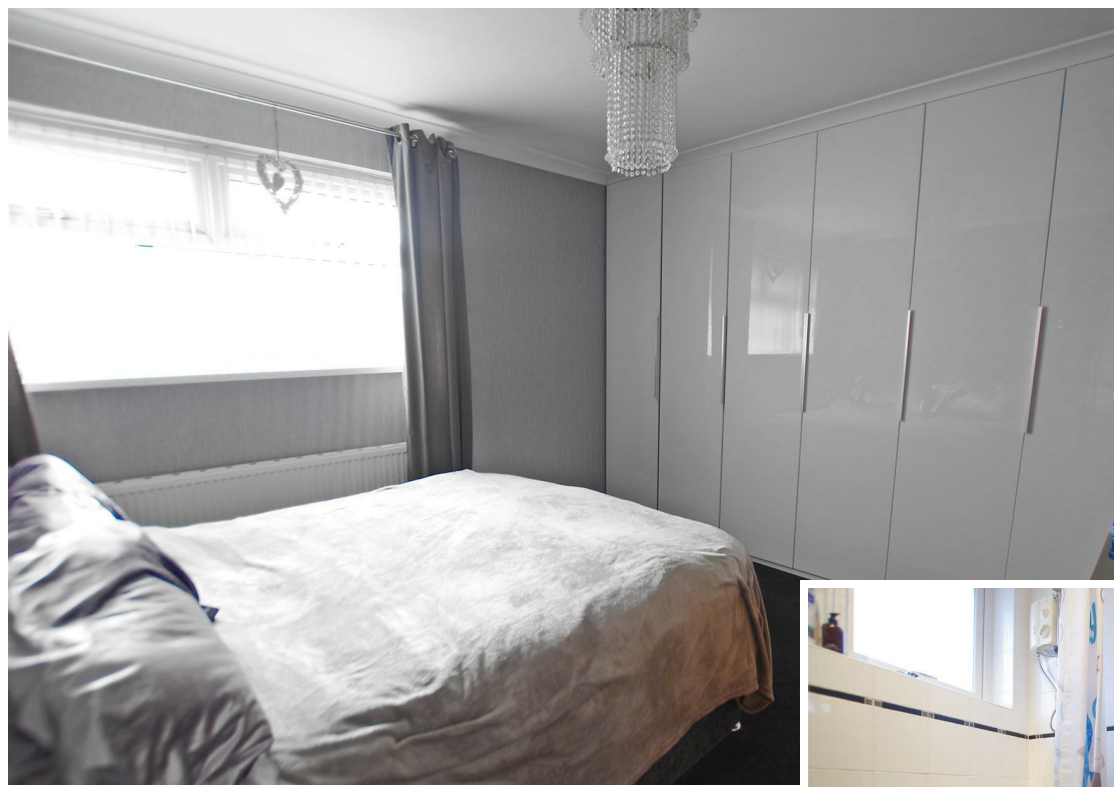
The three words designated to this property is:

harder.drag.career

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

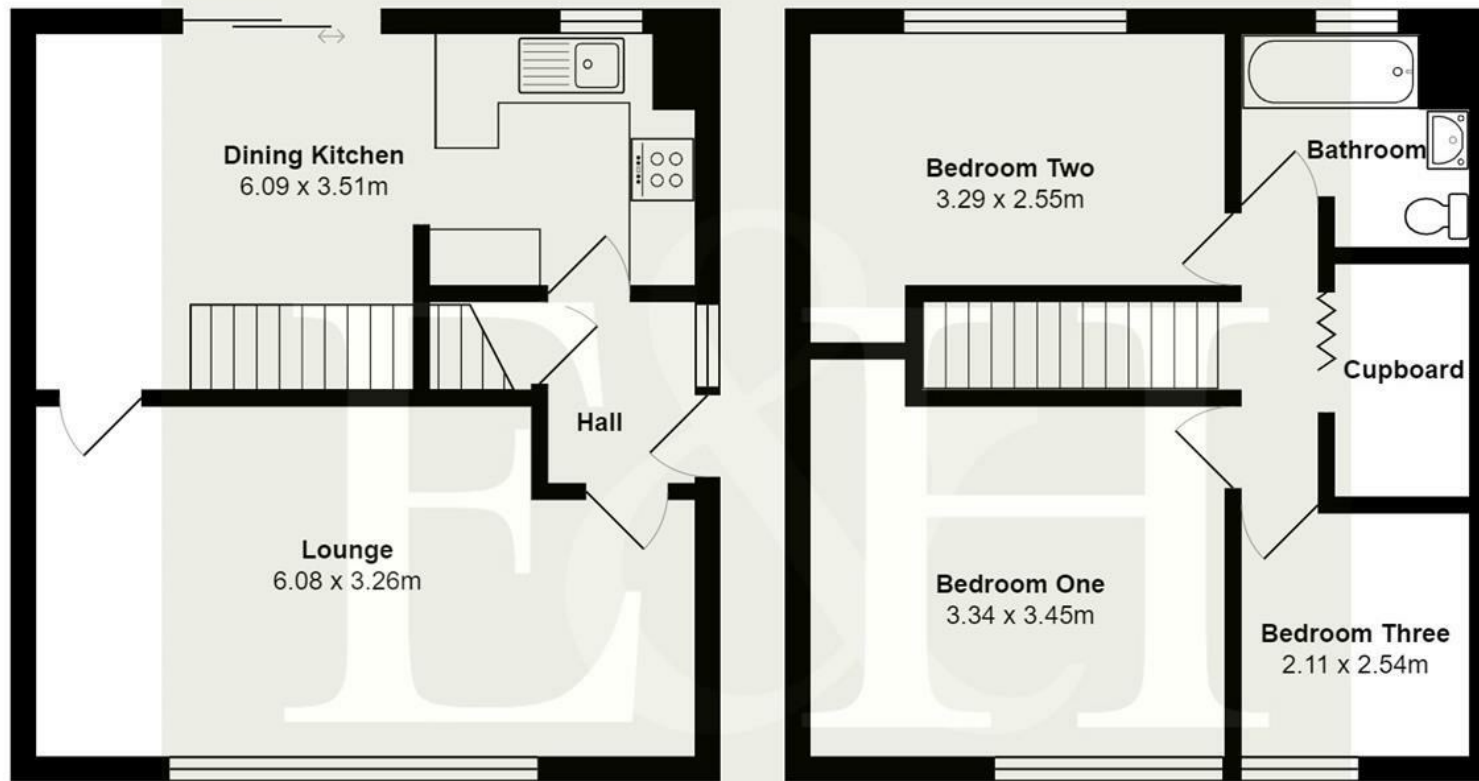






The
Topsy
Cow





All measurements are approximate and for display purposes only