



Hammerstones Road, Elland, HX5 0QP
Offers Over £550,000

E&H Holmes
ESTATE AGENTS

This substantial, detached period property offers a superb combination of traditional features with spacious, modern living accommodation. The heart of this house is the stylish, modern dining kitchen which has access to both the spacious terrace garden to the side and the driveway. The two, dual aspect reception rooms and four double bedrooms offer ample space for family living. Located in the highly desirable Hullen Edge area of Elland with its convenient access to the M62 corridor, local amenities and both primary and secondary schools this is an ideal home for a growing family.

The accommodation, in brief, comprises: Entrance hall, lounge, second reception room, dining kitchen, utility room and cloakroom to the ground floor. On the first floor are four bedrooms, the study and the house bathroom. The gated property has a lawn garden to the front, spacious terrace garden to the side and a driveway for three/four cars which leads to the garage.



Entrance Hall

Understairs cupboard. Radiator. Double glazed stained glass window to front elevation. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. Fully tiled. UPVC double glazed window to rear elevation.

Lounge 18'0" x 13'9" (5.503 x 4.213)

Multifuel stove. Radiator. UPVC double glazed windows to front and side elevations.

Second Reception Room 14'0" to bay x 13'2" (4.271 to bay x 4.038)

Radiator. UPVC double glazed windows to front and side elevations.

Kitchen 14'2" x 13'1" + 5'11" x 21'11" (4.343 x 4.005 + 1.804 x 6.704)

Fitted kitchen with wall and base units. Quartz work surfaces. Stainless steel one and a half bowl sink with waste disposal system. Neff electric oven. Neff induction hob. Designer cooker hood. Integrated dishwasher. Integrated microwave. Integrated fridge / freezer. Underfloor heating. Composite door to side elevation. Stable door to rear elevation. Circular stained glass window to rear elevation. UPVC double glazed windows to rear and side elevations.

Utility Room 6'6" x 6'5" (2.000 x 1.958)

Wall and base units. Quartz work surfaces. Stainless steel sink. Plumbing for washing machine.

Landing

Stairs leading from entrance hall. Radiator. Stained glass windows to rear and side elevations.

Master Bedroom 18'2" x 15'7" max (5.538 x 4.769 max)

Fitted wardrobes. Open fireplace. Radiator. UPVC double glazed windows to front and side elevations.

Bedroom Two 10'8" x 16'11" (3.261 x 5.166)

Radiator. UPVC double glazed windows to rear and side elevations.

Bedroom Three 10'6" x 13'3" (3.222 x 4.040)

Fitted wardrobes. Radiator. UPVC double glazed windows to front and side elevations.

Bedroom Four 6'9" x 5'11" (2.082 x 1.820)

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

Study 5'10" x 4'4" (1.801 x 1.342)

Loft access via pull down ladder. Circular stained glass window.

Bathroom

Two wash hand basins. Low flush W.C. Bath with mixer taps and shower head. Separate shower cubicle. Underfloor heating. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed windows to rear and side elevations.

Garage 9'10" x 10'8" (3.004 x 3.253)

Electric roller doors. Light. UPVC double glazed window to side elevation.

Parking

Shingle driveway with parking for three / four cars.

Front Garden

Lawn garden with trees and mature planting.

Side Garden

Patio Garden.

Council Tax Band

F

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: flags.chat.panels

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.







