



Whitwell Green Lane, Elland, HX5 9EG
£130,000

E&H Holmes
ESTATE AGENTS

A two bedroom, mid townhouse situated in the popular Lower Edge area of Elland. Located conveniently for local schools, amenities and the M62 corridor and available with no onward chain this will make an ideal purchase for a first time buyer or buy to let investor.

The accommodation, in brief, comprises: Entrance hall, lounge, kitchen and rear vestibule to the ground floor. On the first floor are two bedrooms and the house bathroom. There is a driveway for one car and lawn area to the front of the property and an enclosed garden to the rear.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge 14'6" x 10'10" (4.430 x 3.311)

Feature fireplace. Radiator. UPVC double glazed windows to front and rear elevations.

Rear Vestibule

Understairs cupboard. UPVC double glazed door to rear elevation.

Kitchen 14'7" x 8'0" (4.457 x 2.439)

Fitted kitchen and wall base units. Stainless steel one bowl sink. Electric oven. Electric hob. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed window to front and rear elevations.

Landing

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

Bedroom One 14'8" x 8'1" (4.478 x 2.484)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'9" x 11'0" + recess (2.686 x 3.360 + recess)

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

Bathroom

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

Parking

Driveway parking for one car.

Front Garden

Lawn garden.

Rear Garden

Enclosed garden to the rear.

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:
lifts.cure.decks

Disclaimer

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