



Napier Road, Elland, HX5 0QJ
£350,000

E&H Edkins Holmes
ESTATE AGENTS

Immaculately presented and truly turn-key ready, this superb home on Napier Road, Elland offers spacious and stylish accommodation perfectly suited to modern family living. Finished to a high standard throughout, the property boasts generously proportioned rooms, contemporary décor and a thoughtfully designed layout that creates a bright and welcoming atmosphere from the moment you step inside.

The property features a spacious and inviting lounge enhanced by a beautiful bay window, allowing plenty of natural light to flood the room while creating a warm and comfortable living space ideal for relaxing or entertaining guests.

The heart of the home is the impressive dining kitchen, featuring modern fitted units, ample workspace and plenty of room for both everyday dining and entertaining. Bi-fold doors open seamlessly onto the enclosed landscaped rear garden, creating an ideal indoor-outdoor living environment. A useful cloakroom adds further practicality to the ground floor accommodation.

Upstairs, the property continues to impress with three well-sized double bedrooms, including a spacious master bedroom complete with modern en-suite facilities. The remaining bedrooms are served by a stylish contemporary family bathroom finished with quality fittings and a clean modern design.

Externally, the enclosed rear garden has been thoughtfully landscaped to create an attractive and private outdoor space, ideal for relaxing, entertaining and family enjoyment. To the front, the property benefits from driveway parking.

Situated in a popular residential area of Elland, the property is conveniently located close to local amenities, well-regarded schools and excellent M62 transport links.



Entrance Hall
Understairs cupboard. Composite door to front elevation.

Downstairs W.C.
Wash hand basin. Low flush W.C. Radiator. Extractor fan.
UPVC double glazed window to side elevation.

Lounge 12'4" plus bay x 15'9" (3.769 plus bay x 4.808)
Radiator. UPVC double glazed Bay window to front elevation.

Dining Kitchen 12'11" x 23'6" (3.938 x 7.186)
Fitted kitchen with wall and base units. Stainless steel, undercounted, one bowl sink. Electric oven. Induction hob. Stainless steel and glass cooker hood. Integrated washing machine. Integrated dishwasher. Two radiators. Cupboard. UPVC double glazed windows to rear and side elevations. UPVC double glazed bi-fold doors to rear elevation. Composite door to side elevation.

Landing
Stairs from Entrance Hall. UPVC double glazed window to side elevation.

Master Bedroom 13'7" x 10'10" plus recess (4.159 x 3.316 plus recess)
Radiator. UPVC double glazed window to rear elevation.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 11'8" x 10'7" + 4'10" x 6'5" (3.561 x 3.229 + 1.474 x 1.973)
Access to loft that houses water tank. Radiator. Two UPVC double glazed windows to front elevation.

Bedroom Three 8'4" x 12'6" (2.565 x 3.818)
Currently used as an office. Radiator. UPVC double glazed window to front elevation.

Family Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Cupboard housing boiler (full

service history). Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Parking
Driveway parking for one car plus side car port space with double door gate for easy access.

Front Garden
Shingle and block paved garden with flowerbeds.

Rear Garden
Landscaped lawn and patio garden with lighting, electric outlets, outdoor tap and shed.

Additional Information:
Property benefits from a dual zone Hive smart zone controlled heating system.

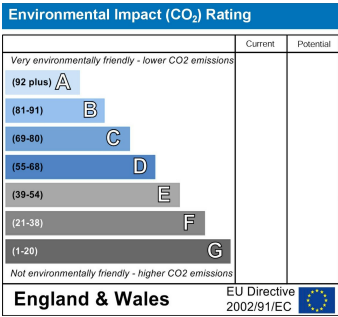
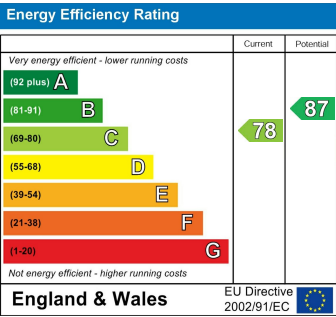
Council Tax Band
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Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
hands.spends.canny

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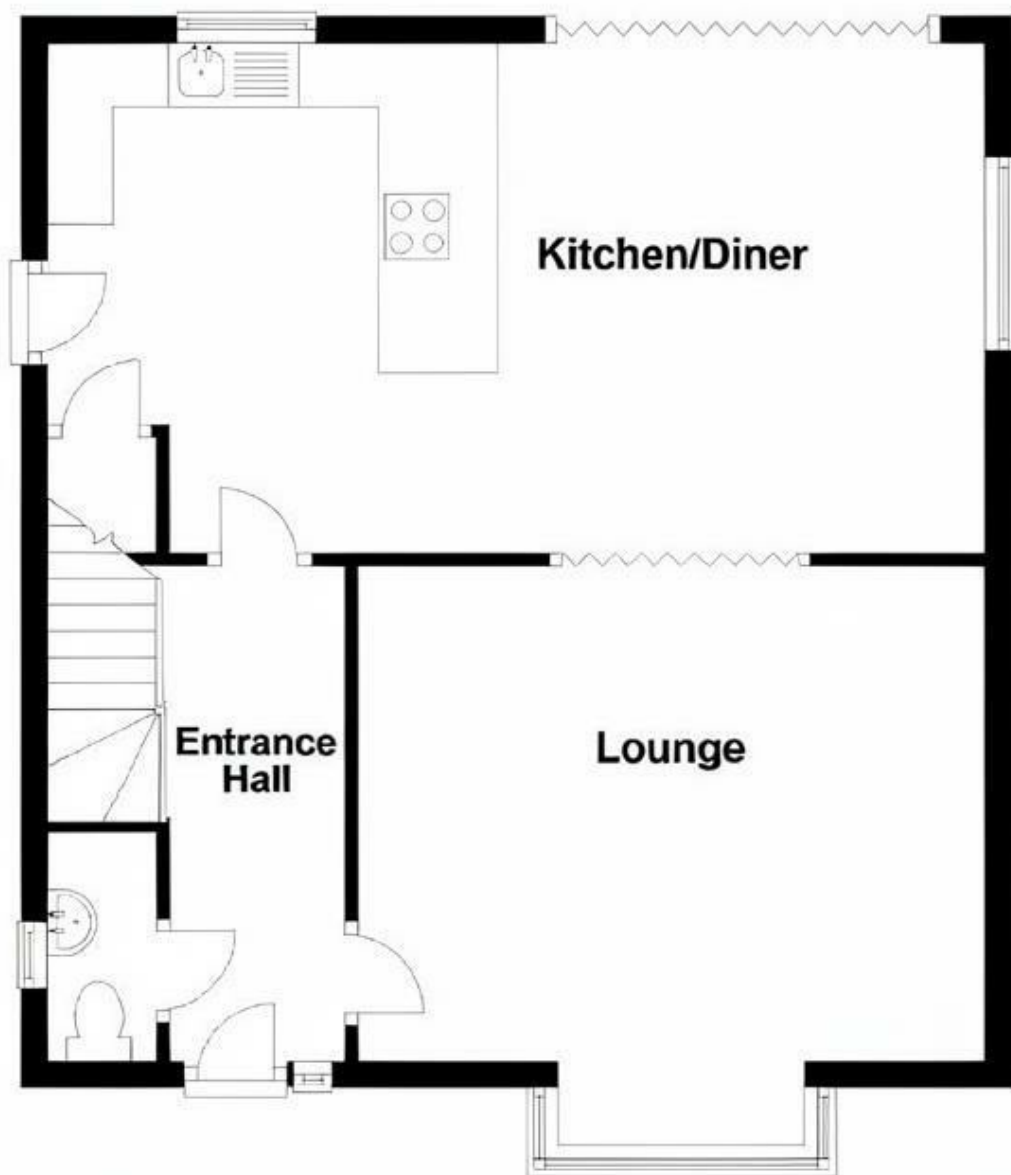
inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







Ground Floor



First Floor

