

# MARSH & MARSH PROPERTIES

53 Gordon Street, Elland, HX5 0AG

£160,000



**\*\*ATTENTION ALL YOUNG COUPLES OR FIRST TIME BUYERS\*\*** Situated in a quiet cul-de-sac where all local amenities, including schools and supermarkets are all within walking distance along with quick and easy access to the M62. This is a fully refurbished TWO/THREE BEDROOM middle terrace family home where you can be sure of no hidden costs, as the renovation project included a brand new modern fitted kitchen and bathroom. An internal inspection is advised to fully appreciate this size and standard of this property. In brief comprises of an entrance hall, lounge, breakfast kitchen and access to the basement all to the ground floor. Two double bedrooms and the stylish house bathroom are to the first floor along with access to the fully converted loft which can be comfortably used as an “occasional bedroom or home office”. Externally you will find gardens to both the front and rear of the property.

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### ENTRANCE HALL

Accessed via a newly installed double glazed composite door with a new carpet, access to the main staircase and a glass panel internal door which takes you to the lounge.

### LIVING ROOM 4.2 x 4.6m (13'7 x 15'1)



A decent size room with a new carpet, coving, electric fire with a wood fire surround and a UPVC window.

### BREAKFAST KITCHEN 5.1 x 2.0m (16'8 x 6'6)



This is a brand new fitted kitchen that boasts a wide range of wall and base units for ample storage space. There is a one and a half bowl, stainless steel sink with a mixer tap and tasteful brick bond splash back tiling. Built-in appliances include an electric oven and a gas hob with a stainless steel cooker hood above along

with space and plumbing for a washing machine. To complete this room there is a radiator, access to the basement, UPVC window and a rear UPVC door.



### BASEMENT 2.5 x 5.6m (8'0 x 18'2)



Clean and dry for a great storage space. There is potential to knock through to create a much larger room and develop into added living space.

### LANDING

The staircase leads from the entrance hall with a new carpet.

### BEDROOM ONE 4.2 x 3.2m (13'11 x 10'5)



A large double room with a new carpet, radiator and a UPVC window. Here you will find access to the staircase which takes you to the converted loft room.

This bedroom is large enough to section off a corridor to enable a private bedroom and complete separate access to the loft room.



**BEDROOM TWO 2.7 x 3.4m (8'10 x 11'1)**



A double room with a new carpet, radiator and a UPVC window.

**BATHROOM 2.5 x 2.5m (8'2 x 8'2)**



Larger than your average bathroom with modern, marble effect wall panels is this newly fitted white bathroom suite comprising of a bathtub with a chrome mixer tap, pedestal sink with a matching mixer tap and a low flush toilet. Completing the room to a high spec are modern fitted units, chrome towel radiator and a UPVC window. There is a matching cabinet which houses the Baxi combination boiler.



**LOFT CONVERSION 5.1 x 3.7m (16'8 x 12'1)**



This conversion is to the highest of standards without getting to building regulations and therefore offers exciting potential for several uses to include an occasional bedroom if needed. There is a laminate floor, radiator, large under the eave storage space and two Velux windows.

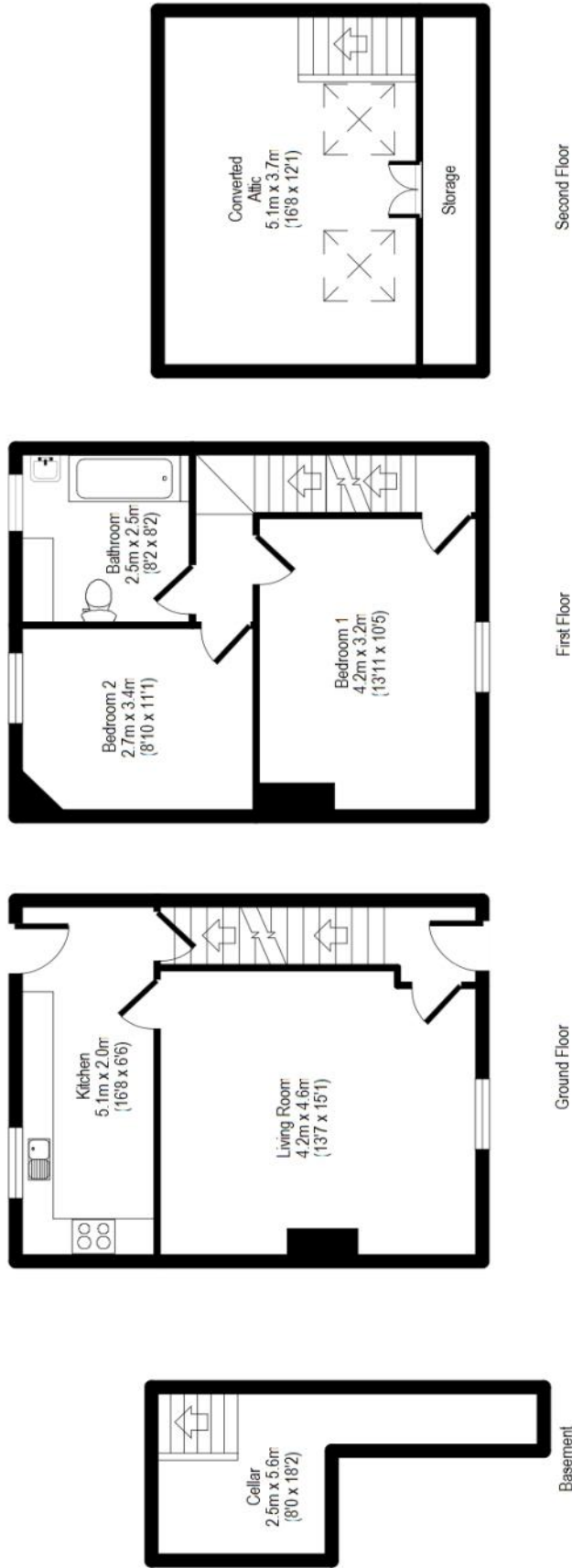
#### **EXTERNAL**

To the front of the property there is a paved garden and to the rear there is an enclosed paved garden with a plot separated of the boundary which can be made useful with a garden shed as most of the neighbouring properties have done so.



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100 sq. m / 1080 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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