

MARSH & MARSH PROPERTIES

41 Grasmere Drive, Elland, HX5 9PW

£275,000



Nestled at the head of a cul-de-sac, in a quiet and peaceful residential location in Elland, is this three bedroomed, semi-detached, property; a charming home that would be ideal for any growing family or professional couple looking for a well-presented property. The property benefits from a driveway that offers plenty of parking for two cars. The front garden is lawned with flowerbed surround that enhances the kerb appeal. To the rear of the property are the professionally maintained gardens, a multi-tier garden with lower patio area, raised decked seating area and lawned section.

Internally the property is well presented throughout, all with modern décor and style, which offers a surprising amount of space. The house receives ample natural light owing to its large windows and creates a welcoming and inviting living space. With its spacious living room, well-appointed kitchen, rear conservatory, three bedrooms (two with space for a double bed and one being used as an office and walk-in wardrobe) and house bathroom.

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This property's location provides good access for the M62 motorway with its cross Pennine connections to Manchester as well as Bradford and Leeds. The property is also situated in between Brighouse and Halifax, providing a choice of train stations, both with good local and national connections, including the London bound Grand Central train service. The bungalow also benefits from being within a short distance of an outstanding primary and good secondary school.

With so much on offer with this charming property, its peaceful setting, private parking and well maintained gardens, an appointment to view is essential to fully appreciate this modern and welcoming home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A light and bright entrance hallway that offers the ideal reception as you step inside the property. With its double radiator, uPVC double glazed windows, vinyl floor, central light fitting, alarm control panel and wall mounted coat hooks.

From the hallway a wooden door opens into the

LIVING ROOM



A bright and spacious living room that offers ample space for a three piece suite along with additional furniture. The living room has a modern décor creating a bright space that is bathed in natural light owing to the uPVC double glazed windows to the front elevation. With a carpeted floor, wall mounted light fittings, double radiator and television access point.



From the living room a wooden door opens into the

DINING KITCHEN



The dining kitchen is well laid out with its two sets of laminated work surfaces to two sides with a piece extending to the centre of the room to create a breakfast bar. There is space at the opposite end for a family dining table. There are over and under counter cupboards offering plenty of storage space with a large cupboard at the far end accessed by an inset cupboard. With an integrated hob, integrated oven, integrated dishwasher, plumbing for a washing machine, tiled floors, under floor heating, tiled splashbacks, ceiling inset spotlights, uPVC double glazed window to the far end of the room, space for a fridge/freezer, inset fridge and inset sink with a stainless steel mixer tap.



From the dining kitchen a uPVC double glazed sliding door opens into the

CONSERVATORY



Another welcome addition to the property offering a place as a second sitting room or potential dining space depending on the owner's needs. The conservatory overlooks the rear garden and has a uPVC double glazed construction. A set of uPVC double glazed French doors open into the rear garden. With a tiled floor, under floor heating and double radiator.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, uPVC double glazed frosted window to the side elevation, loft access hatch and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that presents ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation,

central light fitting and single radiator.



front elevation.



BEDROOM 2



BATHROOM



A good sized second bedroom that offers space for a double bed along with additional furniture. With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting and single radiator.

A neatly presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, tiled floor, tiled walls, uPVC double glazed window to the rear elevation, central light fitting and a stainless steel towel radiator.

BEDROOM 3

A generous third bedroom that has been utilised as a walk-in wardrobe with a set of fitted cupboards and shelves to one side of the room. The space is also used as a work from home office. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the

GARDENS

To the front of the property is a neat and tidy lawned garden with flowerbed surround and stone wall. The front garden not only enhances

the kerb appeal of the property but also increases the privacy.



maintained multi-tier gardens. To the edge of the property is a patio seating area, gated to the front elevation via the rear of the drive. To the edge of the patio is a raised, decked, seating space that borders the lawn. The rear garden offers the ideal place to sit back and relax.



PARKING

To the side of the property is a private driveway that offers space for two cars.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

To the rear of the property are the professionally

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///weedy.films.share

Google Plus Code: M5QG+HJ5 Elland

For sat nav users the postcode is: HX5 9PW

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 82 sq. m / 879 sq. ft

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