



**Hullen Edge Lane, Elland HX5 0QS**

**welcome to**

**Hullen Edge Lane, Elland**

An attractive and well-presented home, set within a popular and convenient residential location. The property offers spacious and versatile accommodation, complemented by bright living areas, comfortable bedrooms, and pleasant outdoor space.



### **Entrance Hall**

The entrance hall comprises of laminate flooring, ceiling light point, UPVC door to the front.

### **Lounge**

19' x 14' 5" ( 5.79m x 4.39m )

The lounge comprises of laminate flooring, ceiling spotlights, gas central heating radiator, log burner, French door to the rear, UPVC double glazed window to the front.

### **Reception Room**

18' 3" x 12' 5" ( 5.56m x 3.78m )

The reception room comprises of laminate flooring, log burner, gas central heating radiator, UPVC double glazed window to the front and rear.

### **Kitchen**

18' 5" x 12' 2" ( 5.61m x 3.71m )

The kitchen comprises of tiled flooring, ceiling light points, gas central heating radiator, matching wall and base units with work top over, under floor heating, integrated appliances, UPVC double glazed window front and rear.

### **Landing**

The landing comprises of carpet flooring, UPVC double glazed window to the rear.

### **Bedroom One**

18' 7" x 18' 3" ( 5.66m x 5.56m )

Bedroom one comprises of wood flooring, exposed beams, fitted wardrobes, gas central heating radiator, UPVC double glazed window to the front.

### **Bedroom Two**

15' 3" x 9' 6" ( 4.65m x 2.90m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front.

### **Bedroom Three**

11' 8" x 9' 10" ( 3.56m x 3.00m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side.

### **Bedroom Four**

9' 11" x 6' ( 3.02m x 1.83m )

Bedroom four comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side.

### **Bathroom**

The bathroom comprises of tiled flooring, ceiling spotlights, exposed beams, gas central heating radiator, roll top bath, low level W/c, fitted vanity unit with wash basin.

### **Downstairs W/C**

The downstairs W/c comprises of tiled flooring, pedestal wash basin, low level W/c, UPVC double glazed window to the rear.

### **Externally**

Externally the property benefits from a lawned and pave garden and to the rear there are raised flower beds and a block pave area.



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welcome to

## Hullen Edge Lane, Elland

- STUNNING FOUR BEDROOM CHARACTER FARMHOUSE COTTAGE
- OFF STREET PARKING FOR THREE CARS & ELECTRIC CHARGING POINT
- PRIVATE ENCLOSED GOOD SIZED FRONT GARDEN AND PATIO TO THE REAR
- OFFERING EXCELLENT SPACIOUS FAMILY ACCOMMODATION
- CLOSE TO EXCELLENT SCHOOLS, LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: E

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01422 362845**



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**williamhbrown.co.uk**