



Bowood Road, Elland, HX5 0NW
£160,000

E&H Holmes
ESTATE AGENTS

A rare opportunity to purchase a well presented, three bedroom, mid terrace property in this popular residential area of Elland. Benefiting from a lounge plus dining room which is open plan to the kitchen and a low maintenance, enclosed rear garden along with a detached garage this is an ideal home for a couple or family. Early viewing is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, lounge and dining room open plan to kitchen on the ground floor. To the first floor are three bedrooms and the modern house bathroom. Externally there are enclosed gardens to both the front and rear along with a single garage a short walk away.



Entrance Hall

UPVC double glazed front door.

Lounge 14'7" x 12'2" (4.45 x 3.73)

Gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Room 6'11" x 7'10" (2.11 x 2.41)

Radiator. UPVC double glazed window to rear elevation.

Open plan to kitchen.

Kitchen 8'8" x 7'11" (2.65 x 2.43)

Fitted kitchen with a range of wall and base units. Stainless steel sink and drainer. Tiled splashback. Hotpoint electric double oven. Gas hob with stainless steel cooker hood over. Plumbing for washing machine. Worcester combi boiler. Understairs cupboard. UPVC double glazed window to rear. UPVC door to rear.

Landing

Stairs from entrance hall. Loft access via pull down ladders.

Bedroom One 11'10" x 9'6" (3.63 x 2.91)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 11'2" x 9'6" (3.41 x 2.92)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'10" x 7'7" (3.01 x 2.33)

Walk in wardrobe (2.8m x 1.1m) Radiator. UPVC double glazed window to front elevation.

Bathroom

White four piece suite comprising bath with mixer taps, shower cubicle, wash hand basin and WC. Fully tiled walls. Tile effect laminate flooring. UPVC double glazed window to rear.

Garage

Detached single.

Front Garden

Paved enclosed garden.

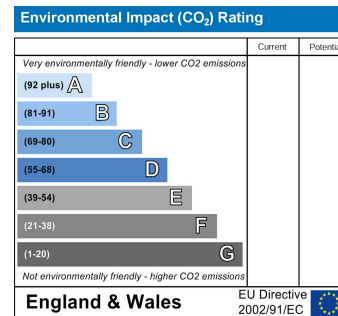
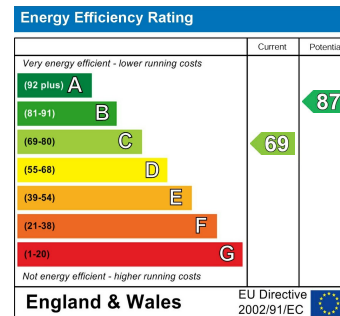
Rear Garden

Enclosed artificial lawn garden. Garden shed with power and light.

Disclaimer

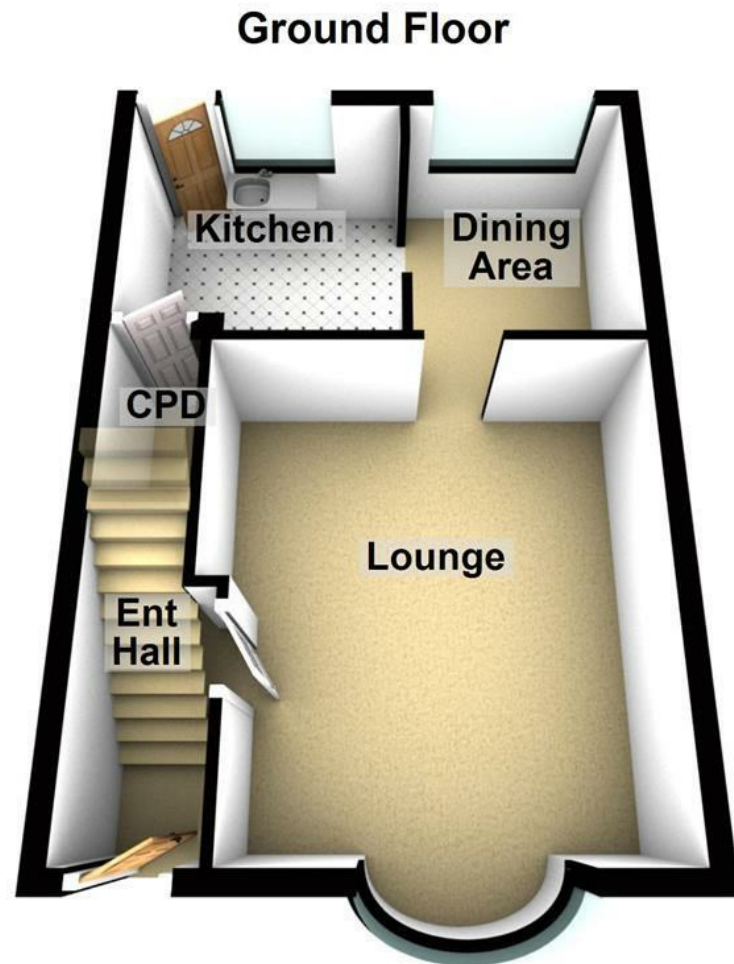
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We are not a member of a client money protection scheme.









This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing. Dimensions are not intended to form part of any contract or warranty.
Plan produced using PlanUp.

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