Property@Kemp&Co

10 Woodman Avenue, Elland, HX5 OPE

Offers Around £250,000

- Desirable Residential Location
- Easy To Maintain Gardens To Front & Rear
- Spacious Lounge
- uPVC Double Glazing & Gas Central Heating
- Realistically Priced
- Easy Access to The Elland Town Centre
- Detached Garage With Further Parking On The Drive
- Requires Some Modernising
- Easy Access To M62
- Viewing Strongly Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 ORR
01422 349222

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Situated in this desirable and convenient residential location lies this detached two-bedroom bungalow, providing excellent access to the local amenities of Elland and the surrounding areas. Although the property requires a degree of cosmetic attention, which is reflected within the asking price, an internal inspection is strongly recommended to fully appreciate the accommodation provided.

The property benefits from UPVC double glazing and gas central heating throughout, and briefly comprises an entrance hall, spacious lounge with dining area, kitchen, two bedrooms and bathroom. Externally, the property enjoys gardens, a detached garage and generous off-road parking.

The property provides excellent access to the local amenities of Elland, including shops and services, as well as convenient access to the M62 motorway network linking the business centres of Manchester and Leeds.

Rarely does the opportunity arise to purchase a detached bungalow at such an affordable price and, as such, an early appointment to view is strongly recommended.

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Council Tax Band: C

ENTRANCE HALL
A UPVC double glazed front entrance door opens into the entrance hall with UPVC double glazed window to the front elevation and one single radiator. Double doors open to a cupboard housing the Glow-worm central heating boiler and providing useful storage facilities.

From the entrance hall a sliding door opens to the

KITCHEN
9'0" x 9'5"
Fitted with wall and base units incorporating matching work surfaces with a stainless steel single sink and drainer unit and a gas cooker point. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and features a pine panelled ceiling, UPVC double glazed window to the side elevation, one single radiator and a UPVC double glazed side entrance door.

From the entrance hall door to the

LOUNGE & DINING AREA
19'1" x 12'5"
A spacious reception room with feature stone fireplace incorporating a coal-effect inset gas fire. Large picture UPVC double glazed window to the front elevation, two radiators, television point and fitted carpet.

From the lounge door to the

INNER HALL
Access to loft space with fitted carpet. Door to cupboard housing the hot water cylinder with airing shelves above.

From the inner hall door to the

BATHROOM
Fitted with a white three-piece suite incorporating pedestal wash basin, low flush WC and panelled bath with Bristan electric shower unit. The bathroom is fully tiled and has a UPVC double glazed window to the side elevation together with one single radiator.

From the inner hall door opens to

BEDROOM TWO
10'0" max x 8'9"
With sliding mirrored doors opening to wardrobe facilities, UPVC double glazed window to the rear elevation enjoying far-reaching views, one single radiator and fitted carpet.

From the inner hall door to

BEDROOM ONE
11'3" x 12'5"
With UPVC double glazed window to the rear elevation again enjoying far-reaching views, one single radiator and fitted carpet.

GENERAL
The property is constructed of brick and is surmounted by a tiled roof. It benefits from all main services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is freehold and is in council tax band C

EXTERNAL
To the front of the property there is a flagged patio area together with a tarmac driveway which continues to the side of the property, providing off-road parking for numerous vehicles and leading to the detached garage which has an up-and-over door. To the rear there is a larger enclosed flagged garden.

Directions

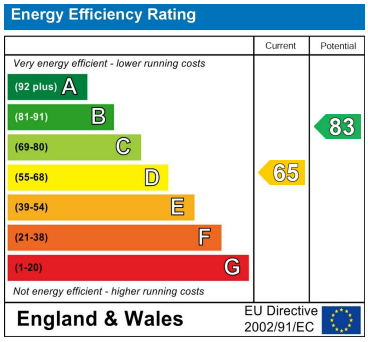
SAT NAV HX5 OPE

Viewings

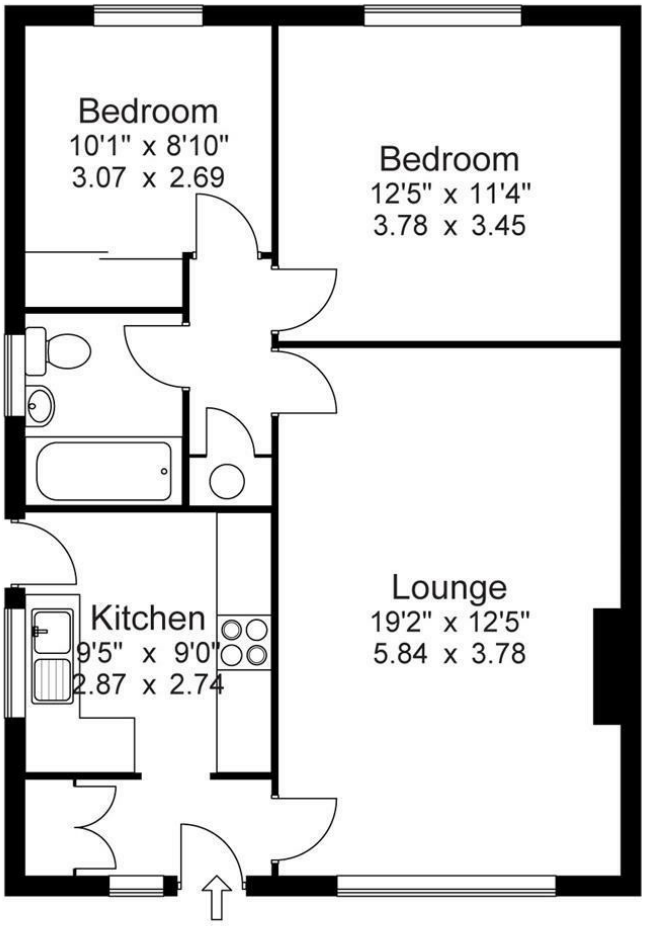
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D



Approx Gross Floor Area = 674 Sq. Feet
= 62.6 Sq. Metres



For illustrative purposes only. Not to scale.

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