Chapters

11 MYRTLE ROAD
ELLAND

£137,000
FREEHOLD

Situated on Myrtle Road in Elland, this well-presented mid-terraced property offers an ideal opportunity for first-time buyers. The accommodation comprises two good-sized double bedrooms, a spacious reception room, fitted kitchen, and modern bathroom.The property benefits from outdoor seating areas to both the front and rear, with a large storage shed and gated access to the rear. Conveniently located close to local schools, amenities, and transport links, this home offers practical living accommodation in a popular residential area. Don't miss the opportunity to view this property and make this house your home.

• TWO BEDROOM TERRACED PROPERTY • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS

Entrance

Entered via a uPVC front door into a vestibule, with a door leading to the living room.

Living Room

Spacious living room with a double glazed window to the front, radiator, and door leading to:

Kitchen

Fitted with a range of matching wall and base units with tiled splashbacks, stainless steel sink with drainer, freestanding gas oven and gas hob with extractor hood over, plumbing for a washing machine, and space for a fridge freezer. Built-in under-stairs storage cupboard, radiator, double glazed window, uPVC rear door, and stairs leading to the first-floor landing.

First Floor Landing

Double glazed window to the rear, loft hatch, and doors leading to:

Bedroom One

Double bedroom with a double glazed window to the front, radiator, and ample space for freestanding furniture.

Bedroom Two

Double bedroom with a double glazed window to the rear, radiator, built-in storage cupboard, and a cupboard housing the boiler.

Bathroom

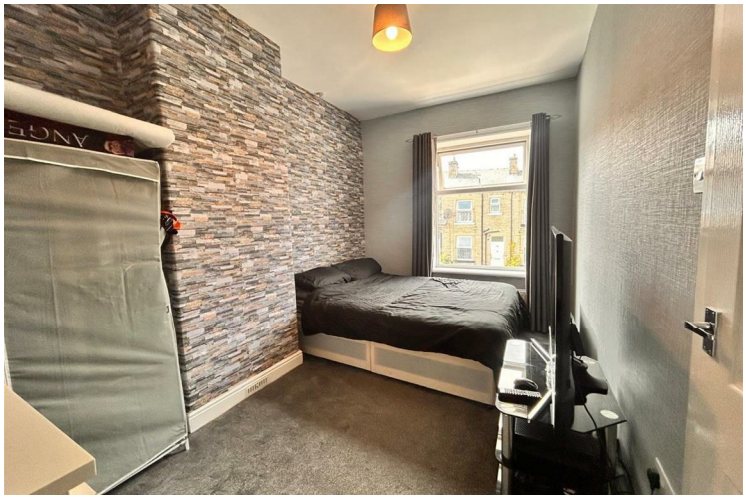
Fitted with a bath with overhead electric shower, WC, wash basin, part tiled walls, radiator, and frosted double glazed window to the front.

External

To the front is a flagged patio seating area with mature shrubs and on-street parking. To the rear is a flagged patio seating area with a large storage shed and gated access to the rear of the property.

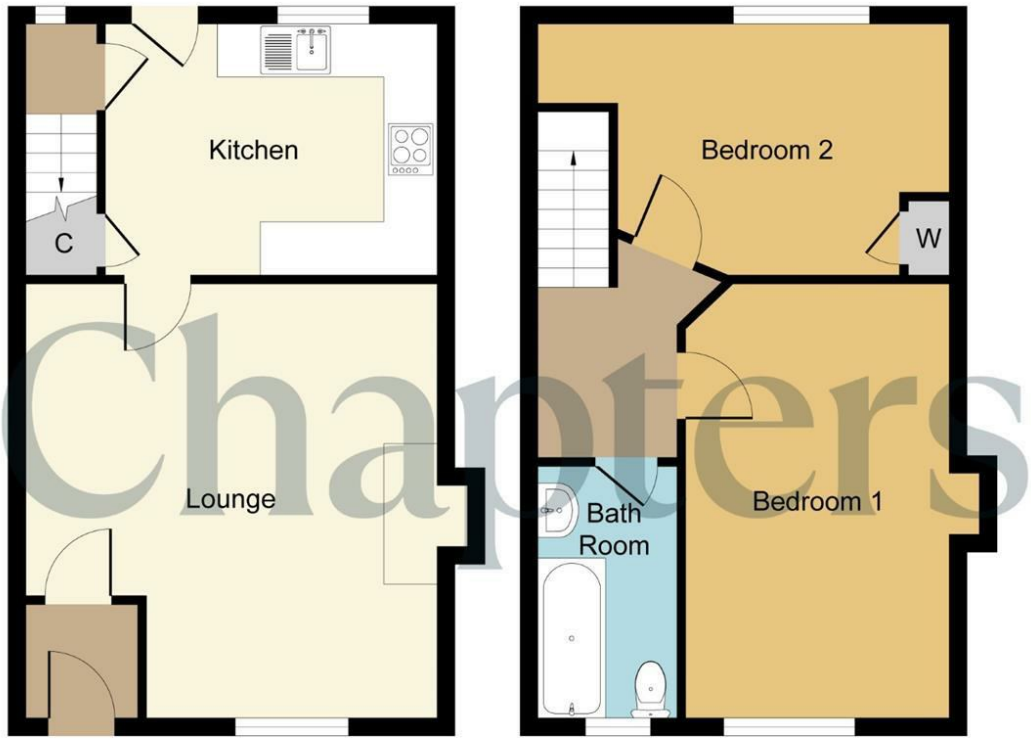
• IDEAL FOR FIRST TIME BUYERS • GARDENS TO THE FRONT AND REAR • COUNCIL TAX BAND A • WELL PRESENTED

KITCHEN
KITCHEN



Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band A	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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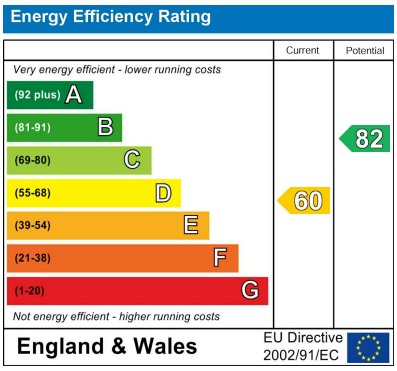

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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