



27 GORDON STREET ELLAND

Situated in this extremely convenient and popular residential location within the heart of Elland lies this stone built through terraced residence providing deceptively spacious four bedroomed family accommodation. The property briefly comprises an Entrance Vestibule, open plan lounge and dining area, fitted kitchen, four bedrooms, bathroom, uPVC double glazing gas central heating and a garden to the rear. The property provides excellent access to the local amenities of Elland as well as easy access to The M62 motorway network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale, and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £159,995

The uPVC double glazed front entrance door opens to the

ENTRANCE VESTIBULE

With one single radiator. Door to

OPEN PLAN LOUNGE AND DINING ROOM 6.74m x 4.13m narrowing to 2.64m

LOUNGE AREA

With uPVC double glazed window to the front elevation, multi-fuel stove to the chimney breast on a matching hearth, picture rail, one single radiator, one TV point, and a fitted carpet.

DINING AREA

With uPVC double glazed window to the rear elevation, picture rail, one single radiator and a fitted carpet.

From the Dining Area a door through to the

KITCHEN 4.77m x 2.35m

Being fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit, five ring gas hob with extractor in canopy above, fan assisted electric oven and grill beneath, plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and has uPVC double glazed windows to the rear and side elevations, uPVC double glazed rear entrance door, and one double radiator.

From the Kitchen a door opens to cellar head with stone steps leading down to a

KEEP CELLAR

Providing excellent storage facilities.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

Access to a loft. From the Landing turn right into

BEDROOM THREE 2.22m x 3.33m

With uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM

With three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation, door to cupboard housing the Vokerra boiler, and one single radiator.

From the Landing a door opens to

BEDROOM TWO 2.95m x 2.68m

With uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 3.38m x 3.70m

This double bedroom has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR 2.22m x 3.22m

With uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band B.

EXTERNAL

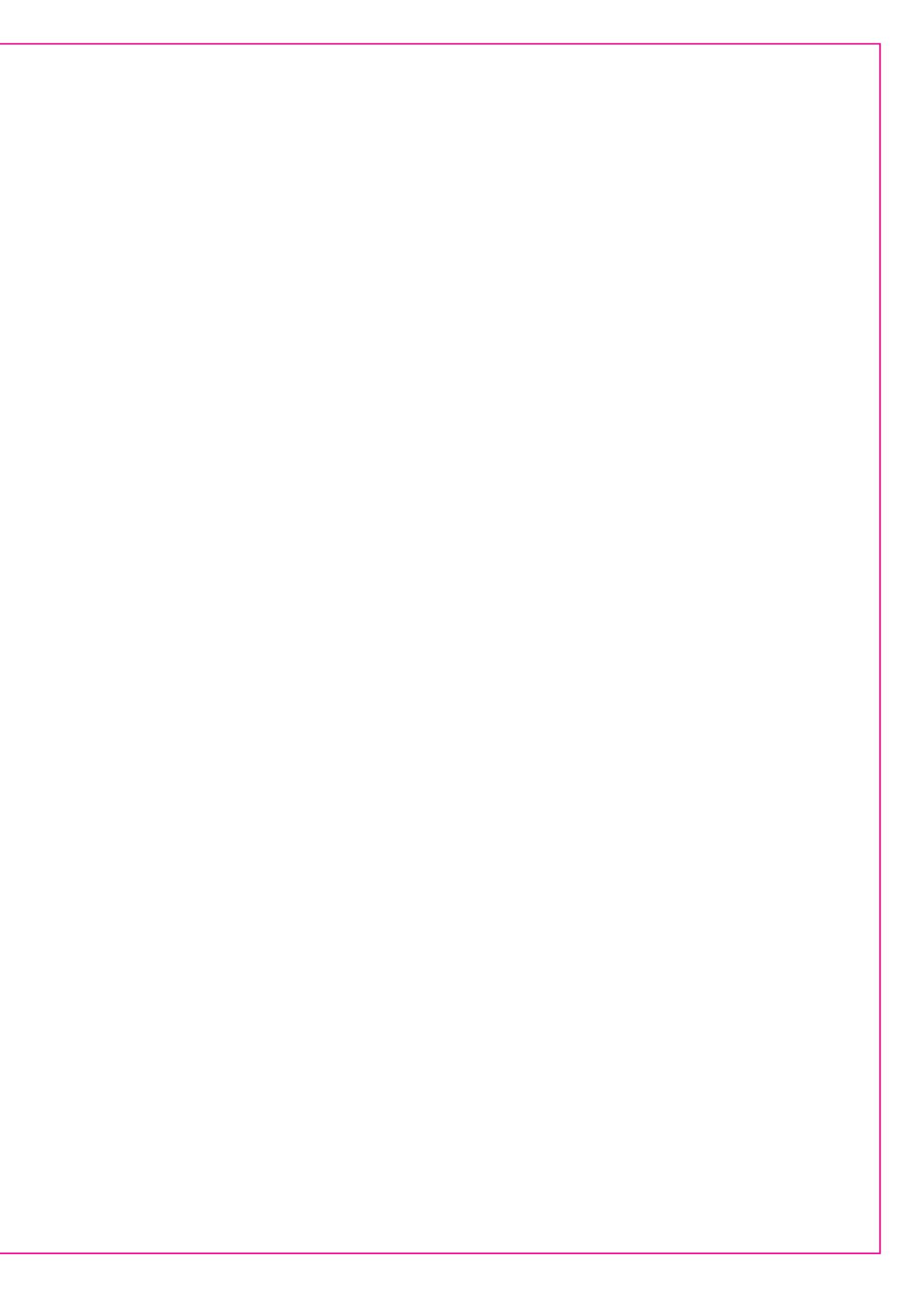
To the rear of the property there is an enclosed garden with flagged patio area. To the front of the property there is a small walled garden with flagged patio area with mature shrubs and tree.

TO VIEW

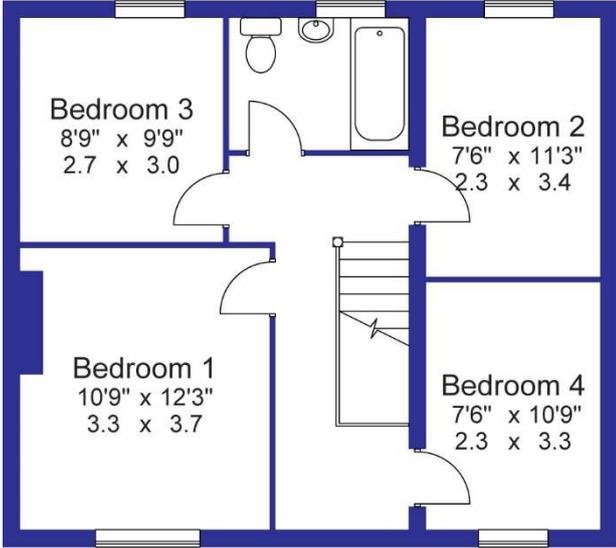
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

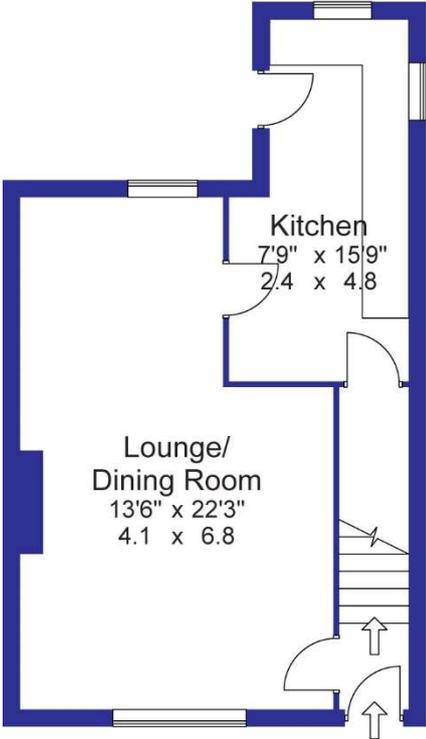
HX5 OAG



Approx Gross Floor Area = 958 Sq. Feet
= 89.1 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.