

# MARSH & MARSH PROPERTIES

32 Gordon Street, Elland, HX5 0AG

£250,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, YOUNG & GROWING FAMILIES\*\*** A detached THREE DOUBLE BEDROOM family home conveniently situated in the popular town of Elland. Ideally located within easy reach of local amenities, well-regarded schools and transport links, the property also benefits from quick and easy access to both the M62 motorway and Elland town centre, making it an excellent choice for commuters. Offering spacious accommodation arranged over three floors, this attractive home provides three genuine double bedrooms, modern décor throughout and versatile living space perfectly suited to modern family life. Externally, the property enjoys low-maintenance outdoor space with artificial grass and decking, ideal for relaxing and entertaining. In brief, on the ground floor there is an entrance hall, lounge, dining kitchen, and cloakroom. Upstairs you will find two double bedrooms, the house bathroom and a landing, whilst stairs rise to the second floor where you will find a third double bedroom. Externally there is an enclosed side and rear garden with both artificial grass and decking areas. An internal inspection is strongly advised to fully appreciate the space and versatility this home has to offer.

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### ENTRANCE HALL

A welcoming entrance hall featuring a UPVC front door, wood-effect laminate flooring, a radiator, a UPVC window and an open staircase with useful storage beneath.

### LIVING ROOM 3.9 x 4.2m (12'9 x 13'11)



A spacious lounge with decorative wall panelling, wood-effect laminate flooring, a radiator, and dual-aspect UPVC windows allowing plenty of natural light.

### DINING KITCHEN 5.8 x 3.0m (18'10 x 10'0)



A fitted dining kitchen with wall and base units incorporating a sink unit. Appliances include a built-in oven, hob, and extractor fan, together

with space and plumbing for a washing machine, dishwasher, and a tall fridge freezer. The combination boiler is neatly housed within a cupboard. Additional features include wood-effect laminate flooring, a radiator, a UPVC window and UPVC patio doors leading out to the garden.



### CLOAKROOM



A useful ground floor cloakroom comprising a low flush toilet and pedestal sink with splashback tiling. Further features include a chrome towel radiator, extractor fan, and a UPVC window.

### LANDING

The landing provides access to the first-floor accommodation and features two radiators, a

UPVC window and stairs leading to the second floor.

**BEDROOM ONE 3.7 x 3.7m (12'1 x 12'1)**



A spacious double bedroom featuring decorative wall panelling, a radiator and dual-aspect UPVC windows.

**BEDROOM TWO 3.7 x 4.1m (12'1 x 13'3)**



A large double bedroom with a radiator and a UPVC window.

**BATHROOM**

A four-piece bathroom suite comprising a bathtub, tiled shower cubicle, pedestal with splashback tiles and a low flush toilet. The room is completed

by a chrome towel radiator and a UPVC window.



**BEDROOM THREE 5.8 x 4.3m (18'10 x 14'1)**



A second-floor double bedroom offering excellent

space and versatility. Features include useful eaves storage, a radiator, two Velux windows and a UPVC window.

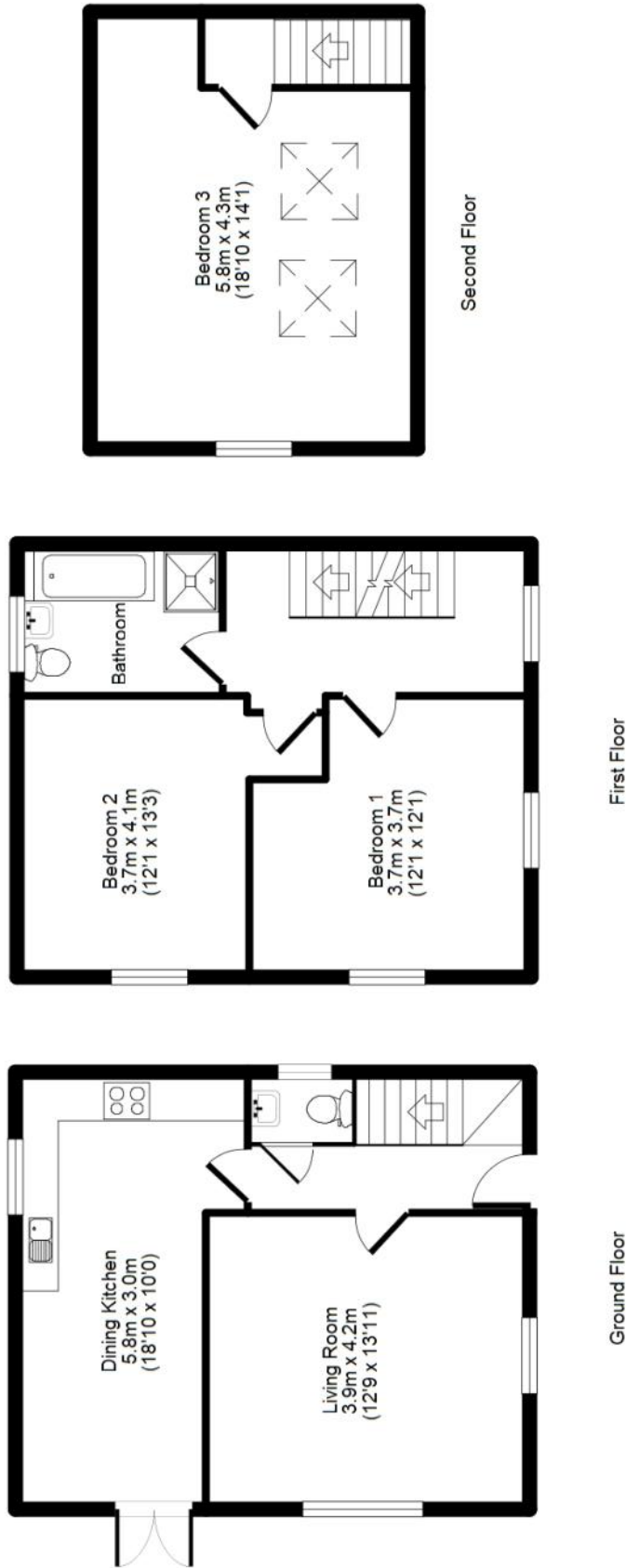


### **EXTERNAL**

Externally, a flagged pathway wraps around the property, providing access to the enclosed outdoor space. The garden features artificial grass and decking, creating a low-maintenance environment ideal for outdoor dining and entertaining. Permit parking is available on the street.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 102 sq. m / 1097 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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