

MARSH & MARSH PROPERTIES

West Hill, 13 Blackley Road, Elland, HX5 0TB

£650,000



****ATTENTION ALL GROWING FAMILIES**** A substantial FOUR DOUBLE BEDROOM, extended semi-detached family home situated in one of Elland's most sought-after residential locations with views to both front and rear elevations. This exceptional home offers over three floors of versatile accommodation. Ideally positioned within easy reach of highly regarded schools and local amenities, the property also benefits from quick and easy access to the M62 motorway, making it ideal for commuters. A standout feature of this wonderful home is the incredible outdoor space to the rear, a low-maintenance garden perfect for entertaining and equipped with a heated swimming pool. The home also boasts potential offered by the substantial loft space, which has previously gained planning permission for conversion with a dormer into either a luxurious master suite with adjoining en-suite or two additional double bedrooms. In brief, on the ground floor you will find an entrance porch, an inner hall with access into a convenient basement, the kitchen, dining room, lounge, second reception room, utility/gym, cloakroom, and a rear entrance. To the first floor is a landing, a master bedroom with en-suite, three further double bedrooms, and a luxurious house bathroom. Stairs rise from the landing to the loft, partly converted this space is currently used for storage. Externally, the property continues to impress with a gated driveway with space for multiple vehicles, EV charging point, heated swimming pool, and a beautifully designed low-maintenance garden, creating the perfect setting for both family life and entertaining. An internal inspection is strongly advised to fully appreciate the scale, character, and quality this outstanding home has to offer.

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ENTRANCE PORCH

A welcoming entrance porch featuring a composite front door, UPVC mullion windows, tiled flooring and an exposed stone wall which adds immediate character. A door leads through into the inner hall.

INNER HALL



A spacious inner hall featuring an open staircase, tiled flooring, decorative ceiling coving, ceiling spotlights, a radiator, an internal window into the entrance porch and access to the basement.

KITCHEN 6.9 x 4.0m (22'9 x 13'1)



splashback tiling. Integrated appliances include a dishwasher and fridge, together with a Rangemaster cooker and extractor fan. There is additional space for a tall fridge freezer. A central island provides useful storage and seating for two. Further features include tiled flooring, solid granite work surfaces, a tall modern radiator, ceiling spotlights, a UPVC window and UPVC patio doors opening onto the rear garden.



A beautifully presented fitted kitchen incorporating a sink with chrome mixer tap and

DINING ROOM 3.8 x 5.1m (12'5 x 16'8)

A spacious dining room centred round a feature fireplace with a gas fire. The room benefits from tiled flooring, a radiator, UPVC patio doors and windows overlooking the garden. Folding French doors can be opened to create a wonderful open-

plan arrangement with the kitchen, ideal for entertaining.



LIVING ROOM 4.4 x 5.6m (14'5 x 18'4)



A generous lounge featuring a fireplace with an electric fire, decorative coving, a radiator, and charming exposed stone mullion-style UPVC windows.

SECOND RECEPTION ROOM 3.8 x 4.5m (12'5 x 14'9)



A versatile second reception room featuring a fireplace with gas fire, decorative coving, dado rail, radiator, and UPVC mullion windows.

UTILITY/GYM 3.2 x 5.8m (10'7 x 19'0)



Formerly a garage, this impressive space has been professionally converted into a highly versatile room currently utilised as a utility and gym. Fitted cabinets and worktops incorporate a Belfast-style

sink with chrome mixer tap and splashback. Integrated appliances include a washing machine and dryer, whilst the combination boiler is neatly concealed within a cupboard. Additional features include tiled flooring, solid granite work surfaces, a radiator, Velux window, UPVC windows and UPVC patio doors to both the front and rear.



REAR ENTRANCE

Featuring tiled flooring and a UPVC door providing direct access to the rear garden.

CLOAKROOM

A useful ground floor cloakroom comprising a low flush toilet and hand wash basin. Additional features include partially tiled walls, tiled flooring, a radiator, and a UPVC window.

BASEMENT

Accessed via the inner hall, this basement provides an excellent storage space.

LANDING



A spacious split-level landing featuring decorative coving, ceiling spotlights, a radiator, and a UPVC window, providing access to all first-floor accommodation.

BEDROOM ONE 3.7 x 3.7m (11'11 x 11'11)



A spacious double bedroom featuring decorative coving, a dado rail, radiator and attractive UPVC mullion windows enjoying far-reaching hillside views.

EN-SUITE



A three-piece en-suite comprising a tiled shower cubicle with handheld shower, low flush toilet, and hand wash basin with splashback tiling. The room also benefits from tiled flooring, a radiator and a UPVC window.

BEDROOM TWO 4.2 x 3.8m (13'11 x 12'4)

A large double bedroom with fitted wardrobes providing ample storage, decorative coving, a

radiator, and UPVC mullion windows.



BEDROOM THREE 4.1 x 3.8m (13'3 x 12'3)



A spacious double bedroom featuring fitted

wardrobes and drawers, decorative coving, dado rail, radiator, and UPVC mullion windows.

BEDROOM FOUR 2.4 x 3.6m (7'10 x 11'11)



A double bedroom with decorative coving, a radiator and UPVC windows enjoying far-reaching hillside views.

BATHROOM 4.8 x 2.7m (15'8 x 8'8)



A luxurious four-piece bathroom suite comprising a bathtub with fitted storage shelving and cabinetry, a large walk-in tiled shower with glass screen and handheld shower, a vanity sink unit and a low flush toilet. Beautifully finished with decorative coving, wall panelling, an attractive archway, traditional-style towel radiator, tiled

flooring, ceiling spotlights, and UPVC windows with stunning far-reaching views.



LOFT 9.9 x 4.6m (13'7 x 14'11)

A substantial loft space offering outstanding future potential. Previous planning permission has been granted for conversion with a dormer to create either a superb master suite with adjoining en-suite or two further double bedrooms. Currently used for storage, the space benefits from power and lighting.

EXTERNAL



To the front of the property is an impressive block-paved driveway providing parking for multiple vehicles, secured by electric gates. Additional

features include an EV charging point, outdoor power sockets, external tap, and mature planting to the borders. A pathway leads down the side of the property to the rear garden. The enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment and entertaining.





A large, flagged patio sits directly outside the kitchen beneath a metal-framed retractable canopy, creating a versatile outdoor seating area suitable for both summer and winter use. Beyond

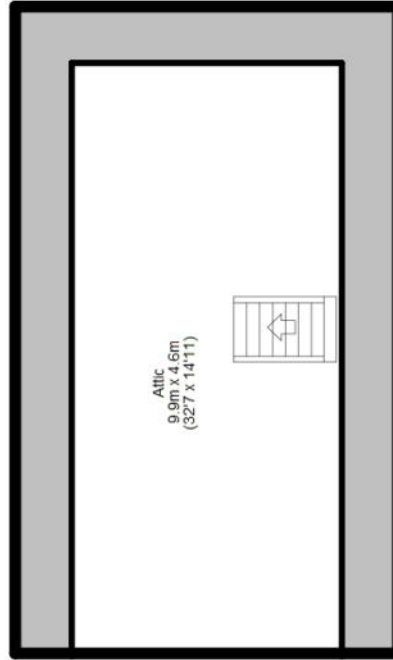
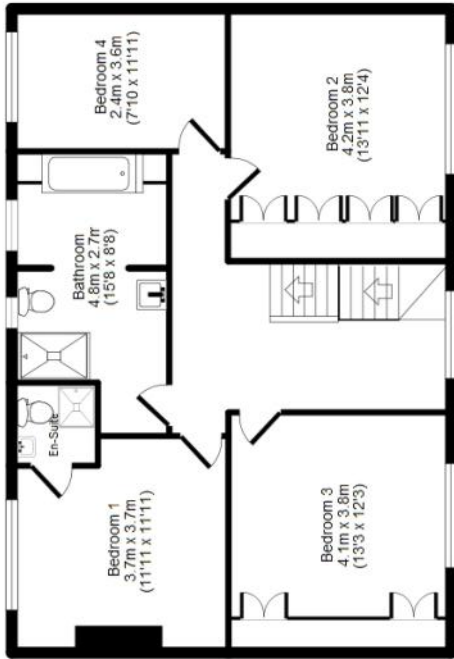
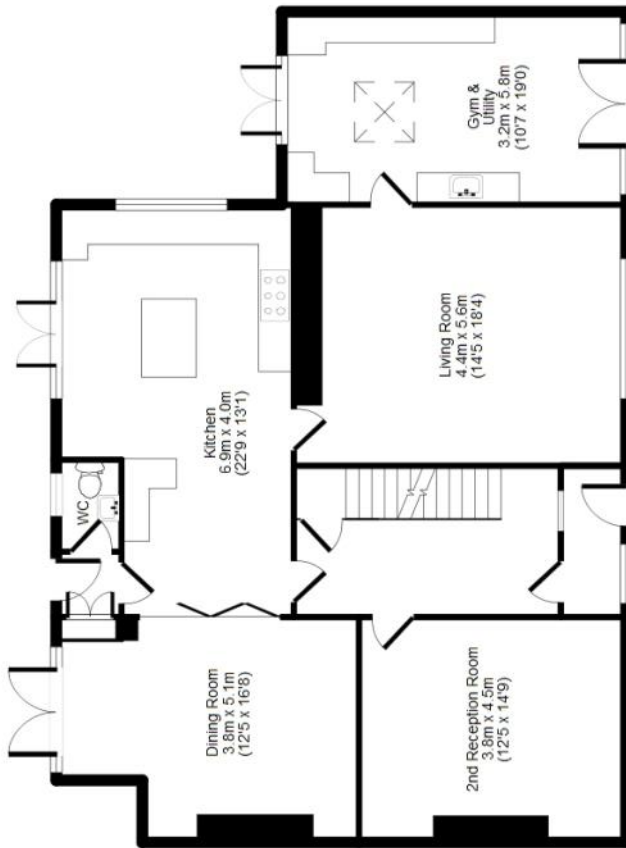
this are further decking and seating areas, a substantial timber shed and the centrepiece of the garden – a superb 22ft x 12ft heated swimming pool complete with summer and winter covers. External power points and water supply further enhance the practicality of this exceptional outdoor space.



SHED

A substantial timber shed benefiting from power, lighting and a window, providing excellent storage or workshop potential.

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APPROX. GROSS INTERNAL FLOOR AREA: 271 sq. m / 2917 sq. ft.

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. All images and dimensions are not intended to form part any contract or warranty.
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