



20 BOXHALL ROAD ELLAND

Situated in this extremely convenient and popular residential location, lies this red brick period terraced residence providing two bedroomed accommodation, which will be of special interest to the first time buyer or property investor. The property briefly comprises an entrance vestibule, lounge, modern fitted kitchen with dining area, two bedrooms, modern bathroom, garden to front, yard to rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Elland as well as easy access to the M62 motorway network. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.

Price Guide: O/A £135,000

The uPVC double glazed front entrance door opens into the

ENTRANCE VESTIBULE

With coat hanging facilities, wall mounted electric heater and cornice to ceiling.

From the Entrance Vestibule a panelled door opens into the

LOUNGE 4.63m into bay x 3.70m



With angular bay window to the front elevation with uPVC double glazed units, feature fireplace to the chimney breast incorporating wood fire surround, marble inset and hearth and gas fire, cornice to ceiling, two double radiators, one TV point, one telephone point and a fitted carpet.

From the Lounge a panelled door opens into the

KITCHEN 4.55m x 1.80m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above with fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and

uPVC double glazed window to the rear elevation. There is a small dining area with uPVC double glazed French doors opening onto the rear yard. Cornice to the ceiling, inset spotlight fittings and one double radiator. A folding door opens to an under the stairs cupboard housing the central heating boiler and providing useful storage facilities.



From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With access to the insulated loft and a fitted carpet. From the Landing a panelled door opens into

BEDROOM ONE 3.37m x 3.23m



With uPVC double glazed window to the front elevation, doors to built-in wardrobes. To either side of the chimney breast there are built-in cupboards and wardrobes, cornice to ceiling, one double radiator, one TV point, and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO 2.63m x 2.58m



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

From the Landing a door opens into the

BATHROOM



With modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC and a panelled bath with electric Mira shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator.

GENERAL

The property is constructed of brick 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 A. The property has the benefit of CCTV.

EXTERNAL



To the front of the property there is a garden with steps and a path to the front entrance door. To the rear there is an enclosed flagged yard with a large garden shed with power point providing excellent storage facilities.



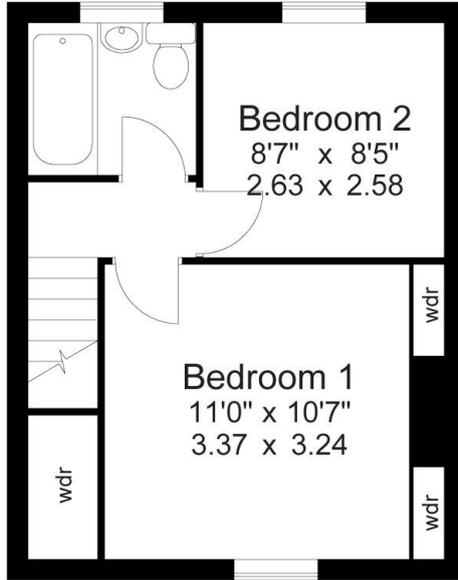
TO VIEW

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

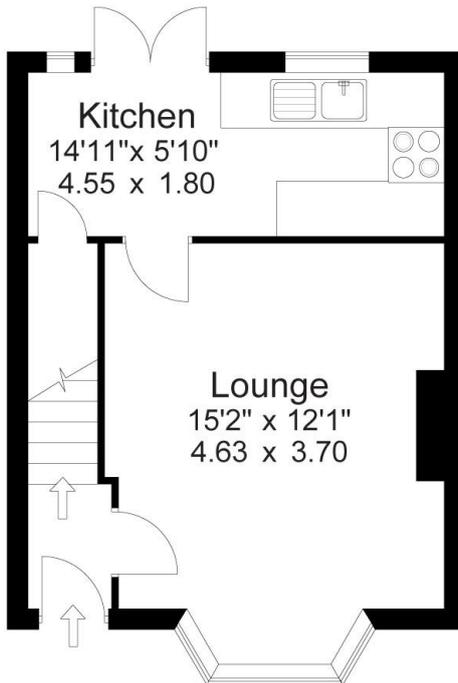
DIRECTIONS

Sat Nav HX5 0DE

Approx Gross Floor Area = 589 Sq. Feet
= 54.7 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.