







30 PARK ROAD

ELLAND | HX5 9HZ

Located beside Elland Lock on the Calder and Hebble Navigation, this two bedroom semi-detached property has all the appeal of a historic lock-keeper's cottage with the benefits of being a contemporary home. It's situated just a 15-minute stroll from the small and convenient town of Elland, and with the River Calder and Cromwell Bottom Nature Reserve on its doorstep, there's no shortage of places to enjoy rural walks.

This well-presented property has been extended to provide spacious accommodation arranged over two floors including a dual aspect sitting room, fitted dining kitchen, two cloakrooms and a family bathroom.

Outside there is a decked patio overlooking the canal, a balcony accessed from bedroom 1, affording fabulous views, as well as generous parking and a single detached garage.



GROUND FLOOR

Sitting Room
Dining Kitchen
Hallway
Cloakroom

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1
En-suite Cloakroom
Bedroom 2
Bathroom

COUNCIL TAX

B

EPC RATING

C

INTERNAL

The property is entered into a spacious entrance hall.

The dual aspect sitting room has French doors opening onto the decked patio and features a contemporary stone fireplace with marble hearth housing a real-flame effect gas fire.

The dining kitchen houses cream units with timber effect worktops. Integrated appliances include a double oven, four-ring gas hob with extractor canopy over and a dishwasher. There is space for a fridge freezer, dryer and washing machine and an external door gives access to the sheltered patio. The ground floor accommodation is completed with a two-piece cloakroom and there is a useful vaulted cellar accessed from the inner hallway.

There are two double bedrooms located on the first floor, Bedroom 1 has French doors giving access to a wraparound balcony as well as a two-piece cloakroom and benefits from a recently installed air-conditioning unit. Bedroom 2 benefits from extensive fitted wardrobes and features an ornamental Victorian style fireplace. The first floor accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and wash basin mounted in a vanity unit.

EXTERNAL

There is generous parking to the side elevation of the property and a single detached garage. To the rear aspect there is a decked patio affording attractive views over the canal and lock gate and to the side elevation there is a sheltered stone-flagged patio.

LOCATION

The excellent amenities of Elland including a selection of supermarkets, senior and junior schools, doctor's surgery, park, cinema and a broad selection of shops, pubs and restaurants, all within a 15-minute walk.

There is a regular bus service and the M62 (J24) is within a 5-minute drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations at nearby Brighouse and Halifax.

SERVICES

All mains services. UPVC double glazing. Gas central heating with the boiler located in the kitchen.

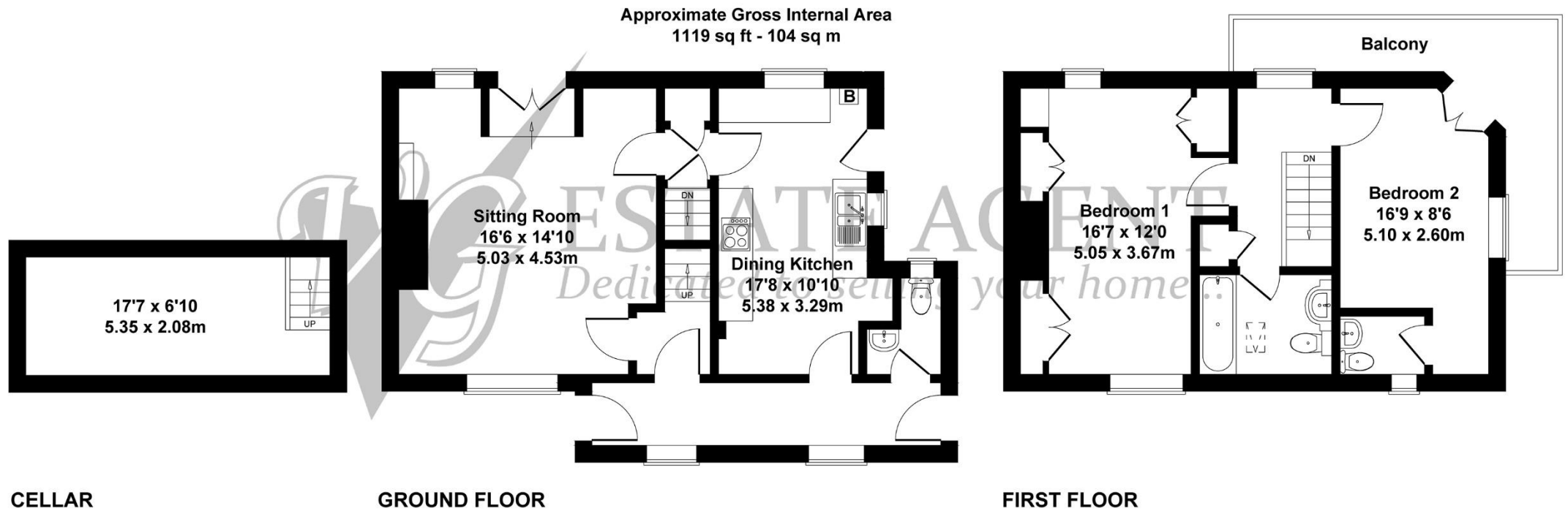
TENURE

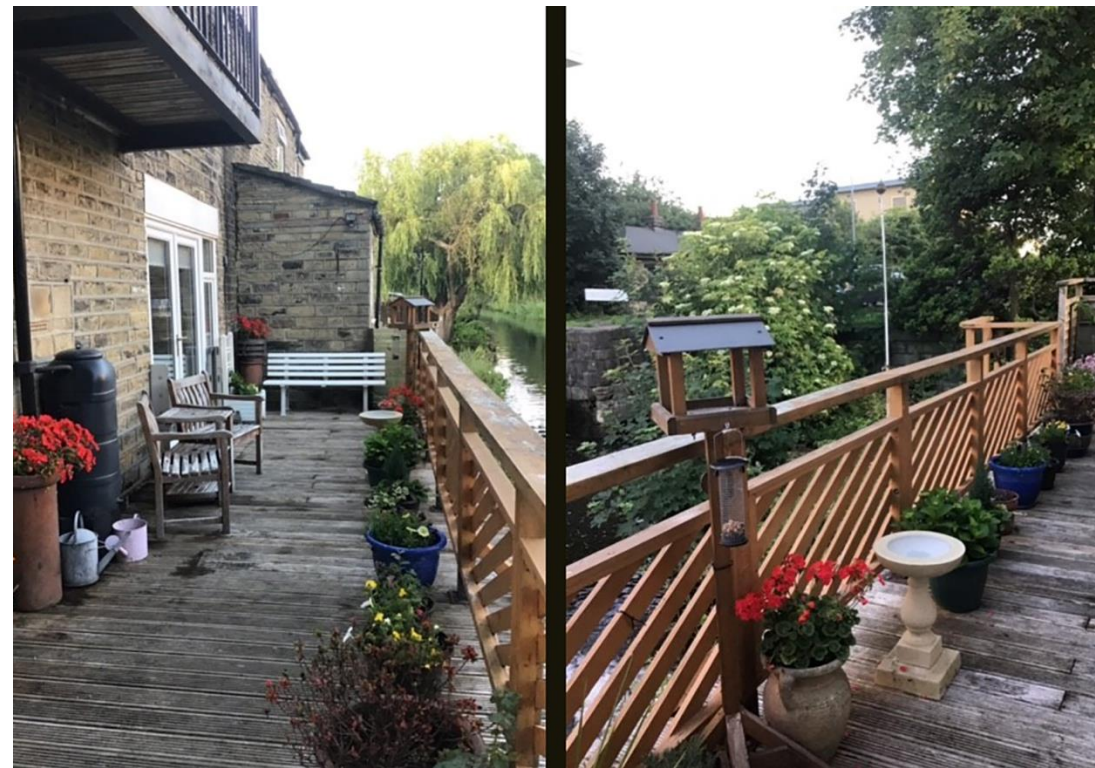
Freehold.

DIRECTIONS

From centre of Ripponden take the A58 Rochdale Road uphill and turn first right onto Fountain Street, 11 Back Lane can be found on the brow of the hill on the right hand side, identified by our sale board.







119a Halifax Road, Ripponden HX6 4DA
 Tel: 01422 822277 Mobile: 07787
 521045
 E-mail: ripponden@houses.vg

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.