



31 Gordon Street, Elland, HX5 0AG

£130,000

- Stone-built terrace with two double bedrooms
- Spacious living room with feature fireplace
- Fitted kitchen with separate utility room
- Modern bathroom with bath and separate shower
- Enclosed paved rear courtyard
- Freehold, with gas central heating and double glazing

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This appealing stone-built terrace offers well-proportioned accommodation, making it an attractive choice for first-time buyers, couples or those looking to downsize. The ground floor features a spacious living room with a feature fireplace and an open archway leading through to the fitted kitchen, complemented by a useful separate utility room. Upstairs are two double bedrooms and a modern bathroom with both a bath and separate shower. Outside, an enclosed paved rear courtyard provides space for seating and outdoor dining. Situated in Elland, the property benefits from gas central heating, double glazing and freehold tenure.



Council Tax Band: A



An appealing two-bedroom stone-built terrace offering generous living space, a separate utility room and an enclosed rear courtyard. With two double bedrooms and a bathroom featuring both a bath and separate shower, this home will appeal to first-time buyers, couples and those looking to downsize.

Living Room

A spacious reception room with a large front-facing window, feature fireplace and decorative ceiling coving. There is room for comfortable seating alongside a small dining table, while a broad archway connects the living room to the kitchen, creating a sociable layout.

Kitchen

The fitted kitchen incorporates a range of light-coloured wall and base units, contrasting work surfaces and tiled splashbacks. An integrated oven and hob sit alongside the sink and drainer, with a rear-facing window providing natural light. The kitchen connects directly to the separate utility room.

Utility Room

A useful addition to the ground floor, providing space for laundry appliances and everyday household storage. An external door gives access to the rear courtyard.

Bedroom One

A generously proportioned double bedroom overlooking the front of the property, with space for a double bed and accompanying furniture. Built-in storage makes practical use of the space above the stairs.

Bedroom Two

A second double bedroom overlooking the rear courtyard, offering flexibility as a guest bedroom, home office or children's room.

Bathroom

The modern bathroom includes a bath, separate shower enclosure, washbasin set

within a vanity unit and WC. Tiled finishes and a heated towel rail complete the room.

Outside

A low stone wall borders the small frontage, with a pathway leading to the entrance. To the rear, an enclosed paved courtyard offers a manageable outdoor space with room for a table and chairs, ideal for relaxing or dining outside.

Location

Situated on Gordon Street in Elland, the property is conveniently placed for the town's shops, services and local schools, with road connections towards Halifax, Huddersfield and the wider motorway network.

Tenure: Freehold

Council Tax: Band A

EPC Rating: D

Heating: Gas central heating

Windows: Double glazing

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





