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118 Huddersfield Road
Elland, HX5 0EE

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 10TH OF DECEMBER 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A FOUR bedroom stone built mid terrace property on the outskirts of Elland. Accommodation comprises; Entrance hallway, lounge, dining kitchen and utility. Cellar. To the first floor; landing, two double bedrooms and bathroom. To the second floor; landing, a shower room and two double bedrooms. Garden front and rear. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.
EPC- TBC
Tenure- Freehold
Council Tax- B

- **FOR SALE BY SHARPES, TRADITIONAL AUCTION - 10TH OF DECEMBER 2026**
- **POPULAR LOCATION IN ELLAND**
- **EPC-TBC, TENURE- FREEHOLD, COUNCIL TAX B**
- **VACANT FOUR BEDROOM THROUGH TERRACE**
- **FAMILY SIZE ACCOMODATION THROUGHOUT**
- **CALL TO BOOK A VIEWING**

Auction Guide Price - £140,000

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Description
Ground Floor -

Entrance Hallway - Radiator, wood floor, room stat and spotlights. Composite obscure double glazed door with Upvc obscure double glazed window above to front. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge - 3.85 max x 4.2 max (12'7" max x 13'9" max) - Radiator, wood floor, wood burner and cornice to ceiling. Upvc double glazed window to front.

Dining Kitchen - 4.15 x 4.9 (13'7" x 16'0") - Having a range of wall and base units with laminate worktop and laminate splashback. Stainless steel sink, plumbing for dishwasher and space for Range oven with tiled splashback. Laminate floor, radiator and spotlights. Space for fridge/freezer and Upvc double glazed window to rear. Door to staircase access to lower ground floor and door to utility;

Utility - 1.75 x 2.45 (5'8" x 8'0") - Base units with wooden worktop, belfast sink and plumbing for washing machine. Radiator, tiled floor and Upvc obscure double glazed window to rear. Upvc double glazed window and stable door to rear, spotlights and 'BAXI' condensing combi boiler.

Lower Ground Floor -

Cellar - Having power and light. Radiator, fusebox, electric meter and stop tap.

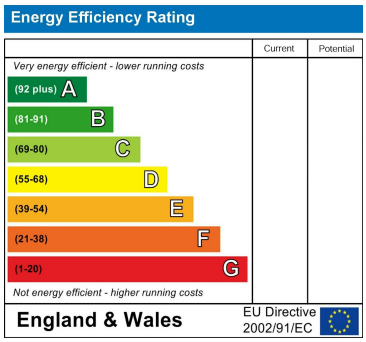
First Floor -

Landing - Spotlights, radiator, door to staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One - 4.2 x 4.9 (13'9" x 16'0") - Double bedroom with radiator, coving to ceiling and Upvc double glazed window to front.

Bedroom Two - 2.8 x 3.25 (9'2" x 10'7") - Double bedroom with radiator and Upvc double glazed window to rear.

Bathroom - 2.1 x 3.25 (6'10" x 10'7") - Four piece suite comprising floating w.c. sink with vanity unit free standing bath with floor tap and mixer shower and walk in double shower with glass shower screen and mains shower. Tiled floor, part tiled walls and chrome heated towel radiator. Spotlights, extractor fan and Upvc obscure double glazed window to rear.



Second Floor -

Landing - Loft hatch, wall lights and doors to bedrooms;

Bedroom Three - 4.9 max x 5.2 max (16'0" max x 17'0" max) - Double bedroom with radiator, spotlights, exposed beams and Upvc double glazed dormer window to front. Cast iron original fireplace and lights under the eaves.

Bedroom Four - 2.85 x 4.45 (9'4" x 14'7") - Double bedroom with exposed beams, undereaves storage and loft hatch. Radiator, wooden double glazed velux window and wall light.

Shower Room - 1.4 x 1.55 (4'7" x 5'1") - Three piece suite comprising low flush w.c. sink and corner shower with mains shower. Tiled floor, part tiled walls and spotlights. Extractor fan, wall light and chrome heated towel radiator.

External - Enclosed yard to front. To the rear is a patio garden with external light and gas meter.

Parking - On street parking

Solicitors
Elite Solicitors
Ref:- Fiona Taylor

Brochure Prepared
09-11-2026

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.