



37 Thirlmere Avenue, Elland, HX5 9PN

Offers In The Region Of £245,000

Offered FOR SALE is this THREE bedroom SEMI-DETACHED property on this cul-de-sac position in the popular Lower Edge area of Elland. Accommodation comprises; Entrance lobby, lounge, dining kitchen and conservatory. To the first floor; landing, three bedrooms and bathroom. Garden to rear, off road parking to front and side and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Lobby

Composite obscure double glazed door with Upvc obscure double glazed side panel to front. Radiator, Upvc obscure double glazed leaded effect window to side, two telephone points and Hive room stat. Staircase access to first floor and door to lounge;

Lounge 12'3" max x 13'9" max (3.75 max x 4.2 max)



Radiator, electric fire with marble base and surround and decorative fireplace. Upvc double glazed leaded effect window to front, telephone point and cable point. Door to dining kitchen;

Dining Kitchen 9'0" x 15'1" (2.75 x 4.6)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric double oven and grill, five ring gas hob with extractor hood above. Wine rack, dishwasher, plumbing for washing machine, space for under counter fridge and integrated freezer. Upvc double glazed leaded effect window to side, extractor fan, wooden floor and Upvc double glazed window to rear. Radiator, spotlights, gas meter, fusebox and stop tap.

Conservatory 6'6" x 13'5" (2 x 4.1)



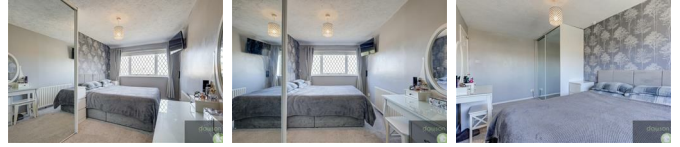
Upvc double glazed windows to rear and side. Upvc obscure double glazed door to side. Radiator, cat flap, wooden floor and wall light.

First Floor

Landing

Loft hatch with drop down ladder. The loft is fully boarded and has power and light. Houses the combi boiler. Upvc obscure double glazed leaded effect window to side. Doors to bathroom and bedrooms;

Bedroom One 8'10" x 14'5" (2.7 x 4.4)



Double bedroom with radiator, t.v. aerial lead and built in wardrobes with sliding mirrored doors. Upvc double glazed leaded effect window to front.

Bedroom Two 8'8" max x 8'10" max (2.65 max x 2.7 max)



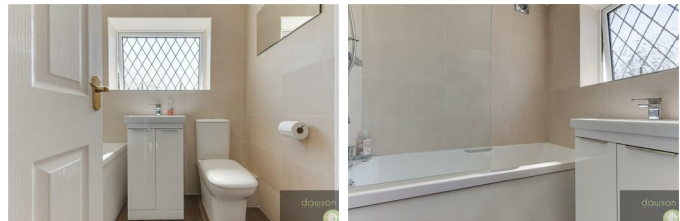
Double bedroom with radiator and Upvc double glazed leaded effect window to rear.

Bedroom Three 5'10" max x 11'5" max (1.8 max x 3.5 max)



Single bedroom with radiator, built in wardrobe over the stairs and Upvc double glazed leaded effect window to front.

Bathroom 5'2" x 6'6" (1.6 x 2)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mains waterfall and mixer shower and glass shower screen. Laminate floor, tiled walls and heated towel radiator. Extractor fan and Upvc obscure double glazed leaded effect window to rear.

External



To the front is hardstanding providing off road parking. This extends to the side where there is an outside tap, security light, electric meter and outside store. To the rear is a tiered patio garden with external light and security light.

Garage

Detached garage with up and over door. Single glazed window to side.

Parking

Driveway provides off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Water

Water meter

Energy Rating

C

Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

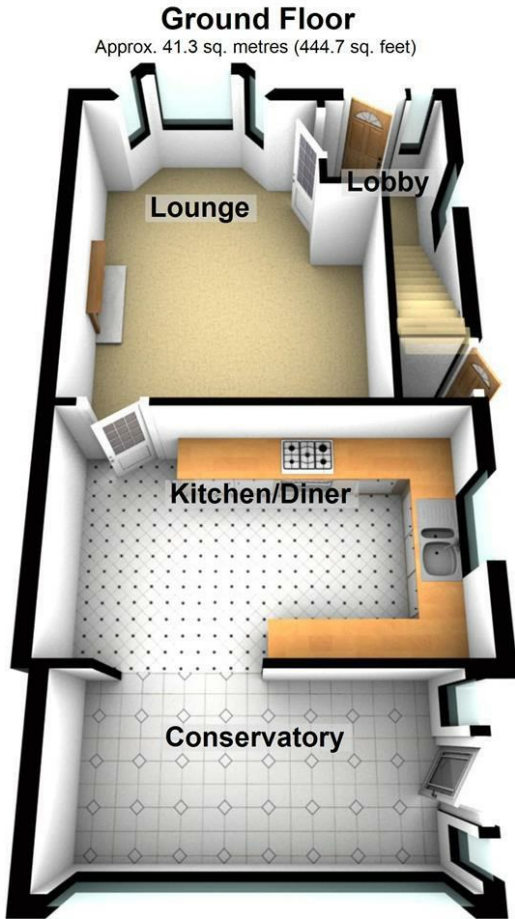
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

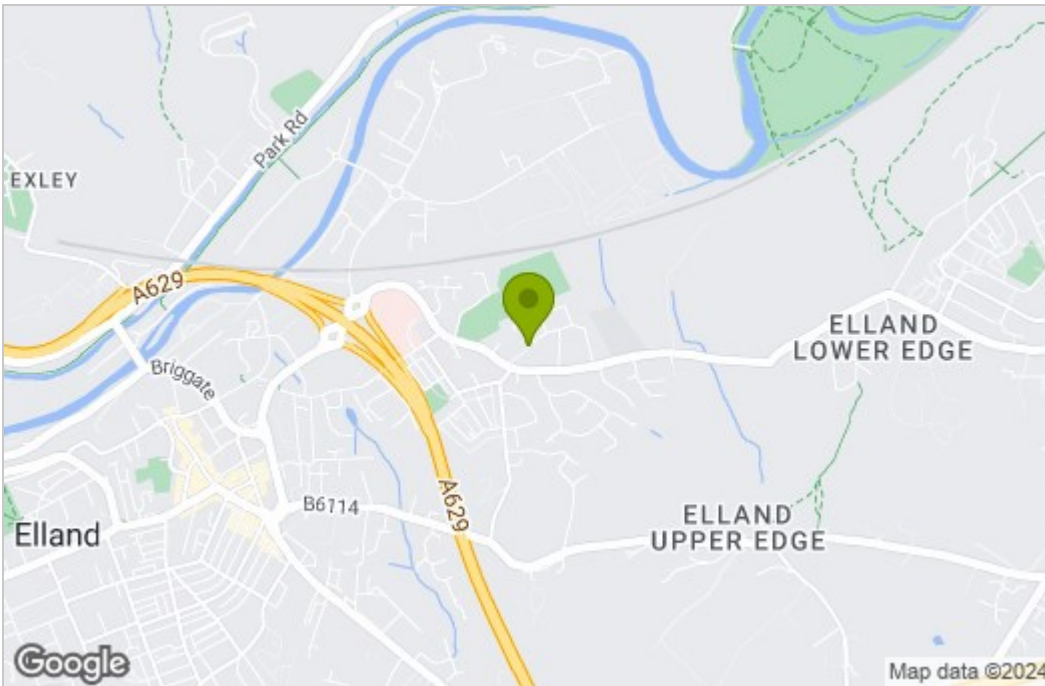
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Floor Plan



Total area: approx. 73.9 sq. metres (795.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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