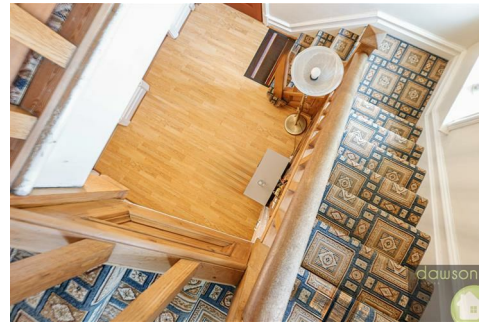




102 Victoria Road, Elland, HX5 0QF

Offers Over £435,000

Offered FOR SALE is this THREE bedroom stone semi-detached property situated on the highly desirable Victoria Road in Elland. Accommodation comprises; Entrance Porch, lobby, cloaks/w.c. hallway, lounge, sitting room and dining kitchen. Cellar. To the first floor; landing, three double bedrooms and bathroom with four piece suite. Attic room used as a bedroom. Off road parking to front. Garage (not currently used as garage) and outside store. Larger than average garden to rear with potential, subject to planning, to build. 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

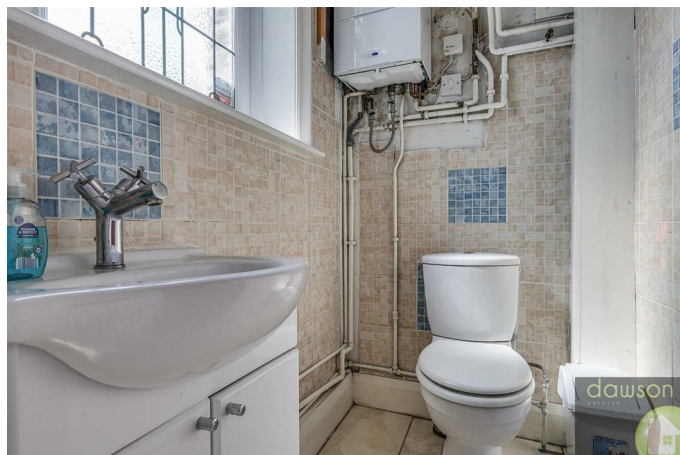
Entrance Porch

Upvc double glazed stained glass door and Upvc double glazed windows to front and side. Wood paneled ceiling and door to lobby;

Lobby

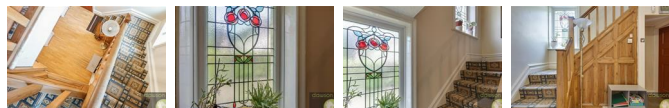
Tiled floor, coving to ceiling and security camera control panel. Doors to hallway and cloaks/w.c.;

Cloaks/w.c. 3'11" x 5'6" (1.2 x 1.7)



Two piece suite comprising low flush w.c. and sink with vanity unit. Tiled floor, part tiled walls and Upvc double glazed stained glass window to front. Wall mounted 'Worcester' condensing combi boiler.

Hallway



Laminate floor, radiator, cornice to ceiling and room stat. Staircase access to first floor, door to staircase access to lower ground floor and doors to dining kitchen, sitting room and lounge;

Lounge 13'1" x 14'1" (4 x 4.3)



Laminate floor, radiator and dado rail. Cornice to ceiling, ceiling rose and living flame gas fire with wooden fireplace, tiled surround and base. T.v. aerial lead and Upvc double glazed stained glass bay window to front.

Sitting Room 13'1" x 14'1" (4 x 4.3)



Real wood floor, living flame gas fire and coving to ceiling. Radiator, t.v. aerial lead and telephone point. Double doors to dining kitchen;

Dining Kitchen 10'9" max x 14'5" max and 12'1" max x 16'4" max (3.3 max x 4.4 max and 3.7 max x 5 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and dishwasher. Electric oven, extractor hood and space for fridge/freezer. gas range cooker point with extractor hood above. Tiled floor, radiator and chrome heated towel radiator. Upvc double glazed windows and French doors to rear and side and telephone point.

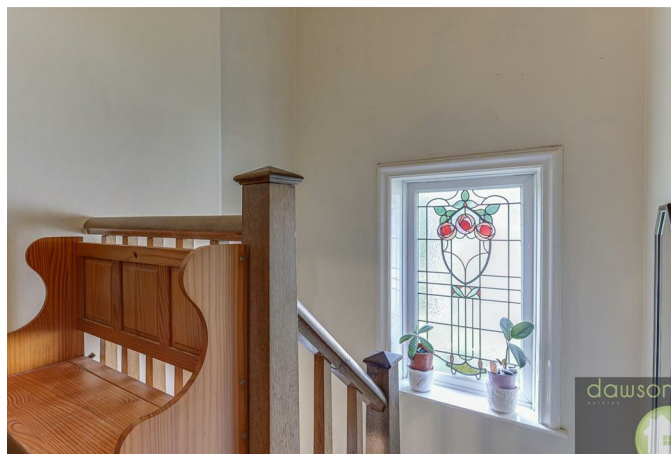
Lower Ground Floor

Cellar

Having power and light and housing the electric meter, fusebox and alarm control panel.

First Floor

Landing



Radiator and two Upvc double glazed stained glass windows to side. Doors to staircase access to second floor, bathroom and bedrooms;

Bedroom One 12'3" x 13'3" (3.75 x 4.05)



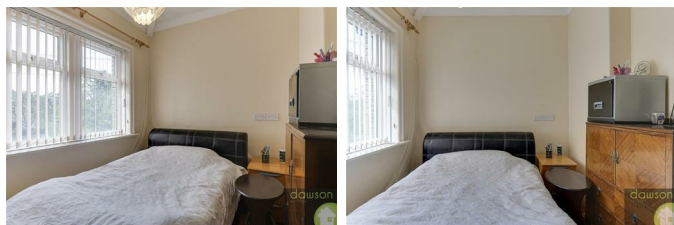
Double bedroom with radiator, air vent and coving to ceiling. Telephone point and Upvc double glazed window to front.

Bedroom Two 12'5" x 13'3" (3.8 x 4.05)



Double bedroom with radiator, cornice to ceiling and dado rail. Original fireplace, telephone point and Upvc double glazed window to rear.

Bedroom Three 8'4" x 10'9" (2.55 x 3.3)



Double bedroom with radiator, coving to ceiling and telephone point. Upvc double glazed window to front.

Bathroom 9'8" max x 10'7" max (2.95 max x 3.25 max)



Four piece suite comprising low flush w.c. pedestal wash basin, jacuzzi bath and corner shower cubicle with electric shower and mains shower. Tiled walls and floor. Extractor fan, chrome heated towel radiator and Upvc ceiling. Storage cupboard, Upvc double glazed stained glass window to side and Upvc double glazed window to rear.

Second Floor

Attic Room 9'6" x 13'1" (2.9 x 4)



Undereaves storage, exposed beams to ceiling and wooden double glazed velux window.

External



Block paved driveway to front which extends to side. Security light and gas meter. To the rear is a tiered patio with raised flowerbeds and larger than average lawn garden. What was the garage has two Upvc double glazed windows to side and one to rear. Spotlights, loft hatch and base units with laminate worktop and stainless steel sink and drainer. Plumbing for washing machine, power and light and wooden side door. External light, outside tap and outside store.

Parking

Ample off road parking to front and side

Tenure

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

Energy Rating

E

Council Tax Band

E

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.

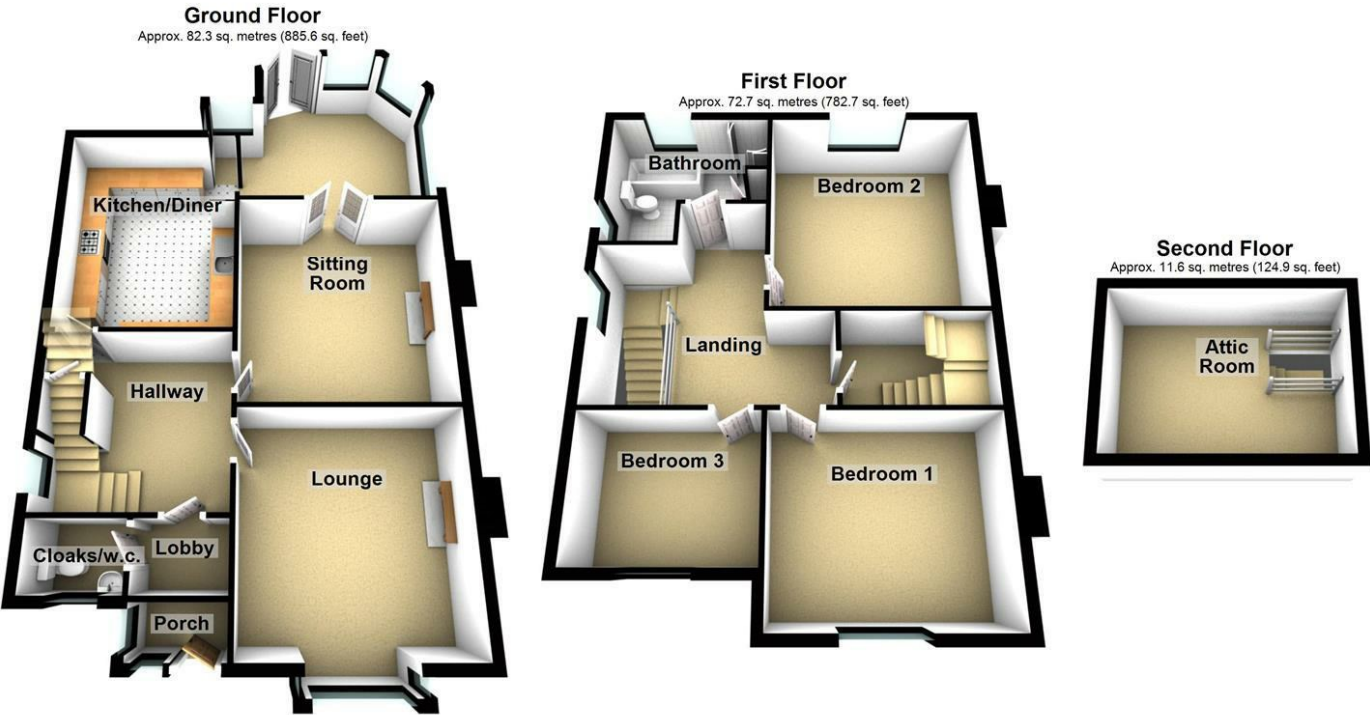
Boundaries & Ownerships

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

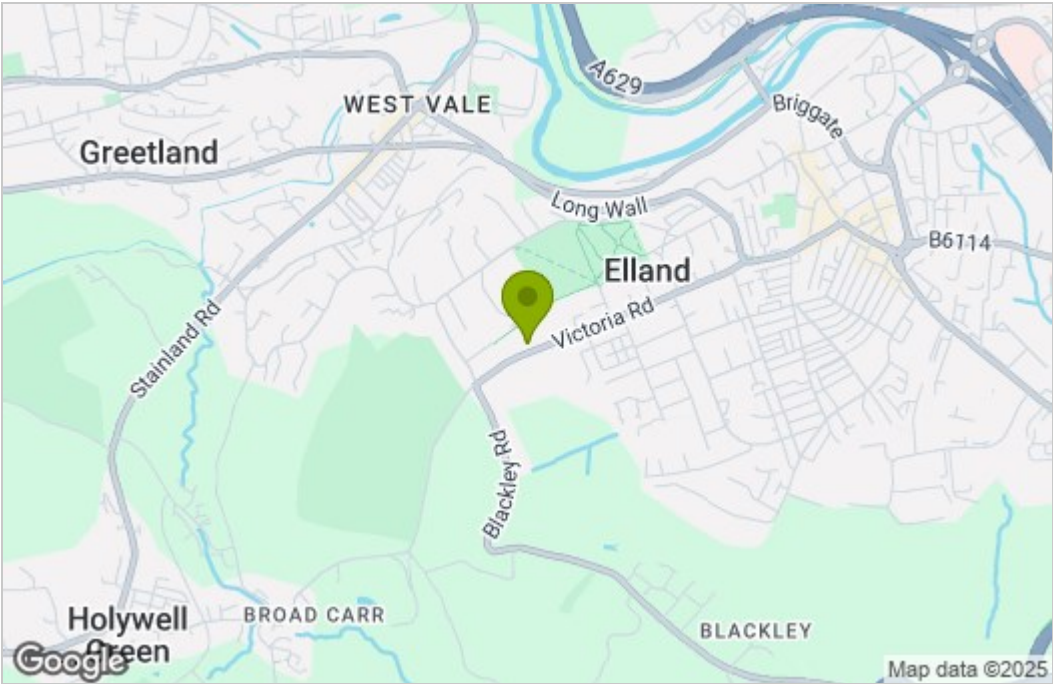
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

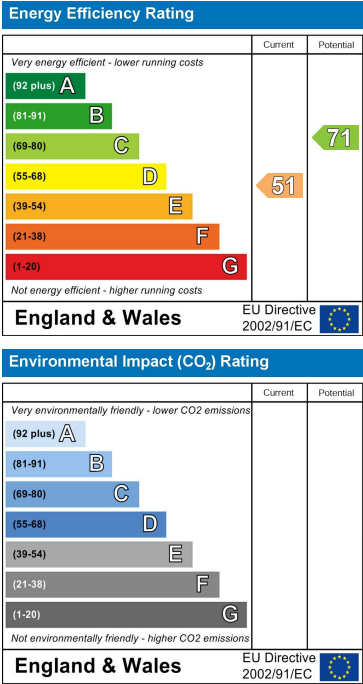


Total area: approx. 166.6 sq. metres (1793.2 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.