



100 Victoria Road, Elland, HX5 0QF

Offers Over £550,000

Offered FOR SALE is this THREE bedroom plus attic room stone built semi-detached property on the highly desirable Victoria Road in Elland. Accommodation comprises; Entrance lobby, cloaks/w.c. hallway, lounge, sitting room and extended dining kitchen. Cellar. To the first floor; landing, three bedrooms, bathroom and w.c.

Attic Room. Off road parking for several vehicles to front and larger than average garden to the rear. The property benefits from majority Upvc double glazing, gas central heating, smart meters and underfloor heating. Wired Google doorbell, google nest heating and water control. Close to amenities, transport links and access to the M62 motorway network. Viewing essential to appreciate this lovely family home.

Ground Floor

Entrance Lobby

Original floor, cornice to ceiling and wooden single glazed stained glass door with panel above to front. Door hallway and cloaks/w.c.;

Cloaks/w.c. 3'9" x 5'6" (1.15 x 1.7)



Two piece suite comprising w.c. and sink. Tiled floor with underfloor heating and part tiled walls. Heated towel radiator, extractor fan and Upvc obscure double glazed window to front.

Hallway



Radiator, wood floor and single glazed stained glass window to side. Cornice to ceiling, telephone point and staircase access to first floor. Doors to staircase access to lower ground floor, sitting room, dining kitchen and lounge;

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



Radiator, wall light, cornice to ceiling and dual fuel cast iron fire with decorative surround, stone base and wooden mantel piece. Radiator, wall lights, cornice to ceiling and t.v. aerial leads. Upvc double glazed bay window to front.

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



Radiator, cornice to ceiling and dual fuel cast iron stove with stone base and wooden mantel. Wall lights and t.v. aerial leads. Opening to dining kitchen;

Dining Kitchen 21'7" max x 22'1" max (6.6 max x 6.75 max)



Having a range of wall and base units with solid wood worktop and solid wood and tiled splashbacks. Two wine racks, composite sink and drainer, integrated dishwasher and electric cooker point with glass splashback and extractor hood above. Space for American fridge/freezer, breakfast bar and wood floor. Original oven/bread oven/water heater and fire with tiled base and decorative surround. Radiator, usb socket and three wooden double glazed velux windows. Upvc obscure double glazed door and panel above to side. Upvc obscure double glazed window to other side. Upvc double glazed window and Upvc double glazed French doors with windows to side to rear.

Lower Ground Floor

Cellar

Upvc double glazed window to side. Two fuseboxes, electric meter and laminate worktop. Plumbing for washing machine. Single glazed window with vent to side, gas meter and wall mounted 'Ideal' condensing combi boiler with magna clean.

First Floor

Landing



Single glazed stained glass window to side, wall mounted corner cupboard and doors to staircase access to attic room, w.c. bathroom and bedrooms;

**Bedroom One 10'11" to robes x 12'5" exc. bay
(3.35 to robes x 3.8 exc. bay)**



Double bedroom with radiator, wall lights and room stat. Fitted wardrobes, coving to ceiling and Upvc double glazed bay window to front. Door to en-suite shower room;

En-suite Shower Room 3'7" max x 8'0" max (1.1 max x 2.45 max)

Two piece suite comprising sink with vanity unit and shower cubicle with mains shower and waterfall shower. Tiled floor with underfloor heating, smart lighting, chrome heated towel radiator and illuminated mirror. Extractor fan and spotlights.

Bedroom Two 12'3" x 13'5" (3.75 x 4.1)

Double bedroom with radiator, wall lights and Upvc double glazed window to rear.

Bedroom Three 8'0" max x 10'9" max (2.45 max x 3.3 max)

Double bedroom with radiator, usb socket, wall light and Upvc double glazed window to front.

Bathroom 6'6" x 9'4" (2 x 2.85)



Three piece suite comprising floating sink, corner shower cubicle with electric shower and bath with mixer shower. Heated towel radiator, tiled floor with underfloor heating and part tiled walls. Upvc obscure double glazed window to rear, storage cupboard and illuminated mirror.

W.c. 2'11" x 4'11" (0.9 x 1.5)

Two piece suite comprising low flush w.c. and corner sink. Tiled floor with underfloor heating, part tiled walls and Upvc obscure double glazed window to side.

Second Floor

Attic Room 8'10" x 13'1" (further reduced head height) (2.7 x 4 (further reduced head height))

Wooden double glazed velux window, undereaves storage and hanging rails.

External



To the front is a driveway and pebbled area providing off road parking for several vehicles. Outside porch with external light. Two further external lights and outside socket. To the side is a pathway and external light. To the rear is a patio with hot tub area. Raised planters, outside tap, outside socket, security light and camera. Outside store with power, fusebox and Upvc obscure double glazed window to side. Patio with veranda, further outside store with power, security light and Upvc double glazed French doors. Lawn with flowerbeds and wooden shed. Outdoor kitchen area with pizza oven.

Parking

Off Road Parking

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.

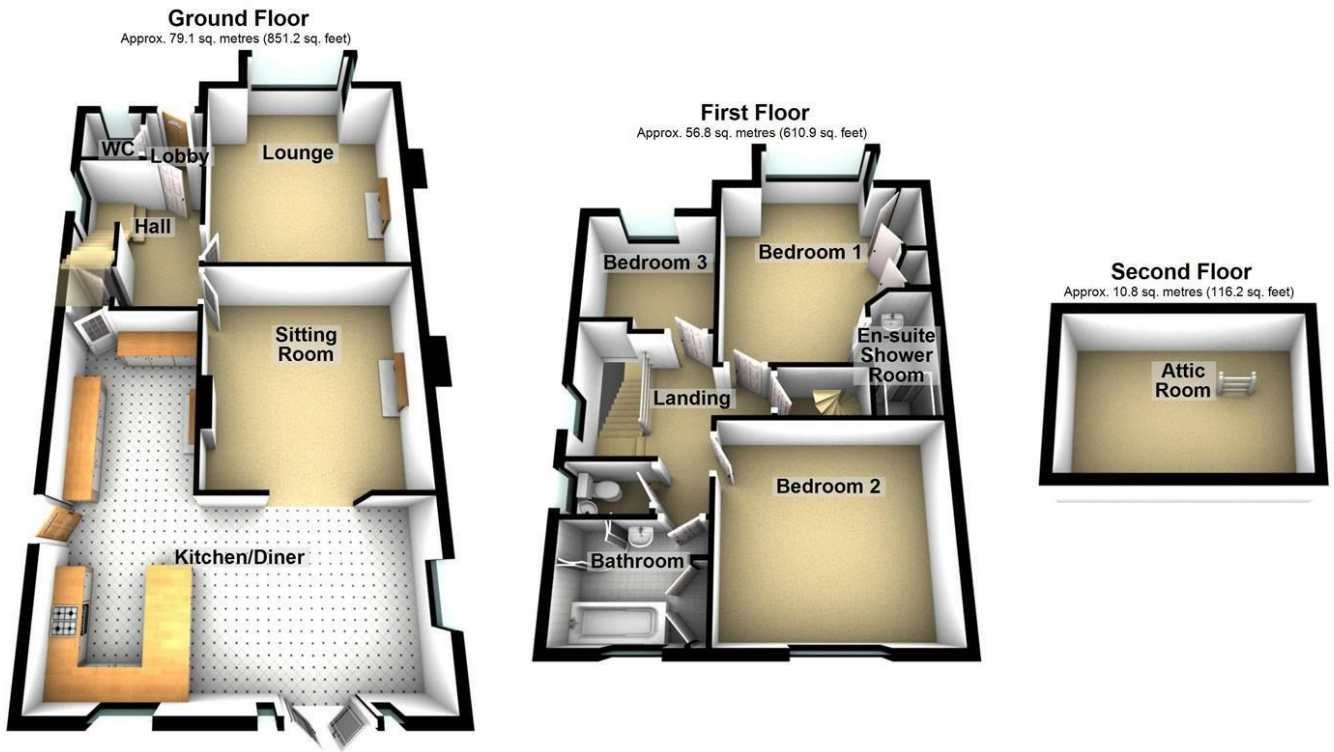
Boundaries & Ownerships

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

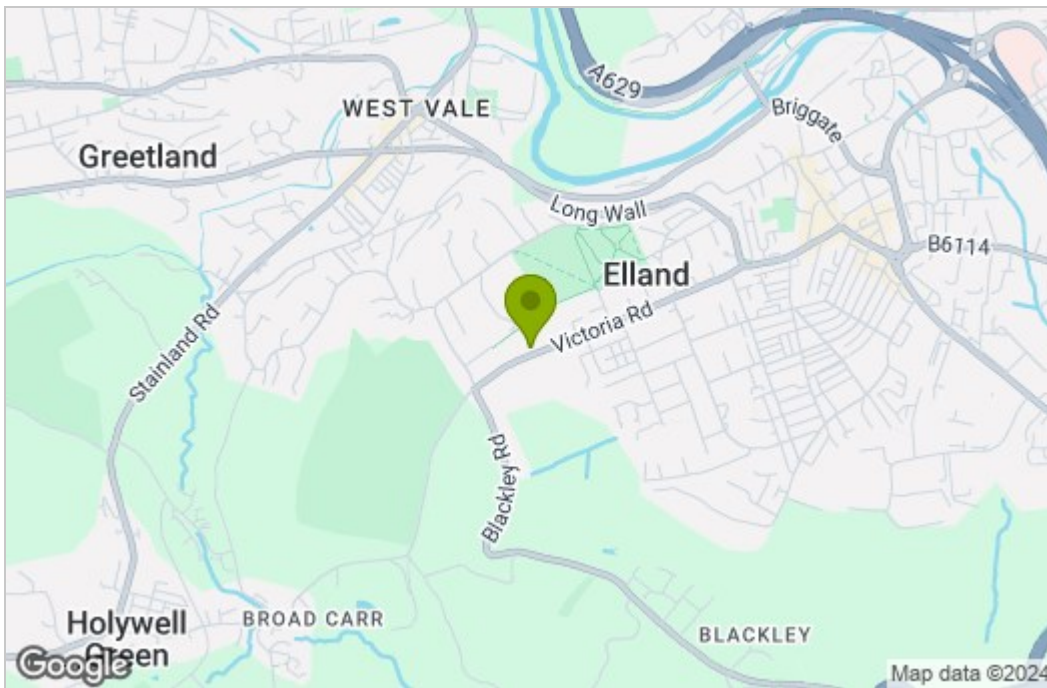
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Floor Plan

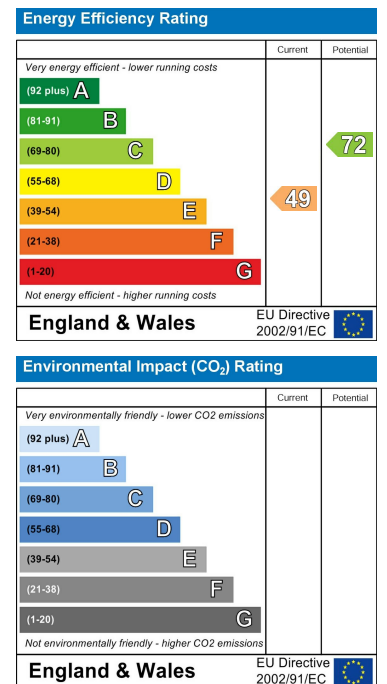


Total area: approx. 146.6 sq. metres (1578.4 sq. feet)

Area Map



Energy Efficiency Graph



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