



53 Rosemount Avenue, Elland, HX5 9BN

£150,000

Offered FOR SALE with NO CHAIN is this THREE bedroom brick built semi-detached property at the head of this cul-de-sac in this popular part of Elland. Accommodation comprises; Entrance lobby, spacious lounge, kitchen and utility. To the first floor; landing, three double bedrooms and bathroom. Gardens front and rear and on street parking. The property benefits from Upvc double glazing and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home, first time buy or investment property. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door to front. Staircase access to first floor and door to lounge;

Lounge 11'11" max x 17'4" max (3.65 max x 5.3 max)



Upvc double glazed window to front and rear. Gas fire with decorative fireplace. Telephone point, t.v. point, t.v. aerial lead and cable point. Door to kitchen;

Kitchen 8'0" x 10'5" (2.45 x 3.2)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, four ring gas hob with extractor hood above and stainless steel sink and drainer. Upvc double glazed window and Upvc obscure double glazed door to rear. Extractor fan, storage cupboard with shelving and understairs storage. Door to utility;

Utility 7'2" max x 9'0" max (2.2 max x 2.75 max)



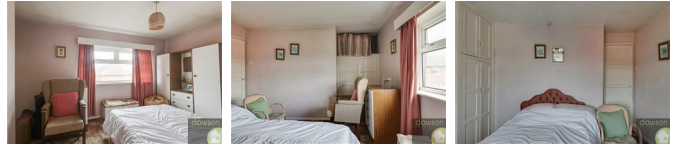
Upvc obscure double glazed door and Upvc obscure double glazed window to front. Base unit with laminate worktop, exposed brickwork. Plumbing for washing machine, space for dryer and fridge/freezer. Storage cupboards housing the electric meter and fusebox.

First Floor

Landing

Gas wall heater, Upvc double glazed window to rear and loft hatch. Doors to bathroom and bedrooms;

Bedroom One 11'3" max x 15'1" max (3.45 max x 4.6 max)



Double bedroom with Upvc double glazed window to front, storage cupboard housing the hot water cylinder and built in wardrobe.

Bedroom Two 7'4" x 11'7" (2.25 x 3.55)



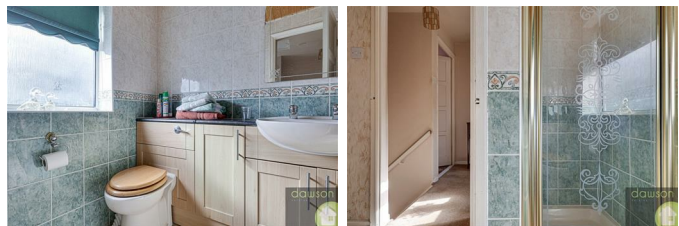
Double bedroom with Upvc double glazed window to front

Bedroom Three 7'4" max x 10'11" max (2.25 max x 3.35 max)



Double bedroom with Upvc double glazed window to rear

Shower Room 5'4" max x 7'10" max (1.65 max x 2.4 max)



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with electric 'mira' shower. Upvc obscure double glazed window to rear, wood paneled ceiling and fully tiled walls.

External



Gardens to front and rear

Parking

On street parking. Potential to create off road parking to front.

Tenure

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

Energy Rating

F

Council Tax Band

A

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.

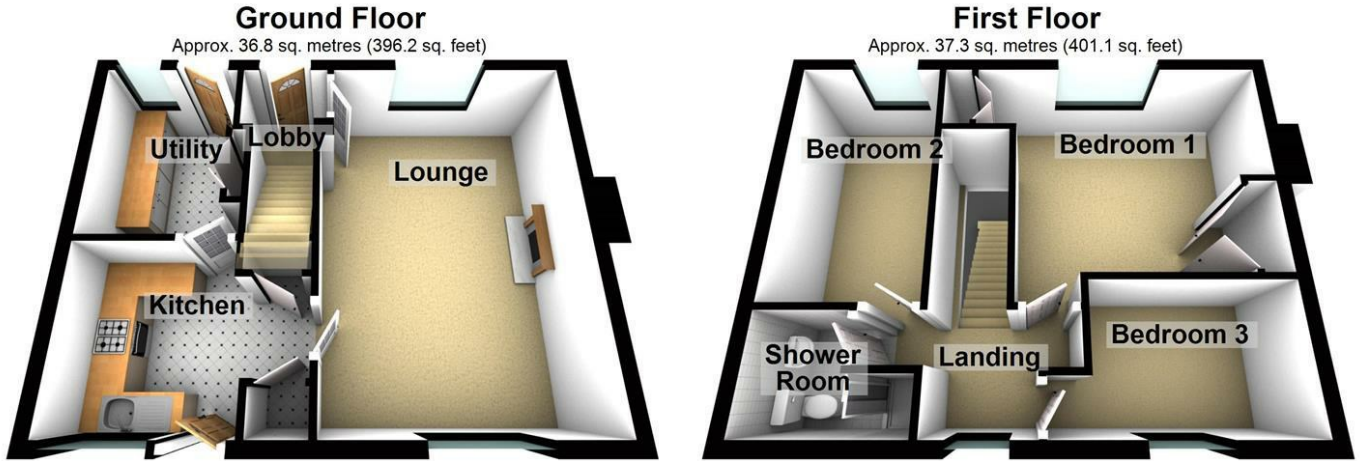
Boundaries & Ownerships

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

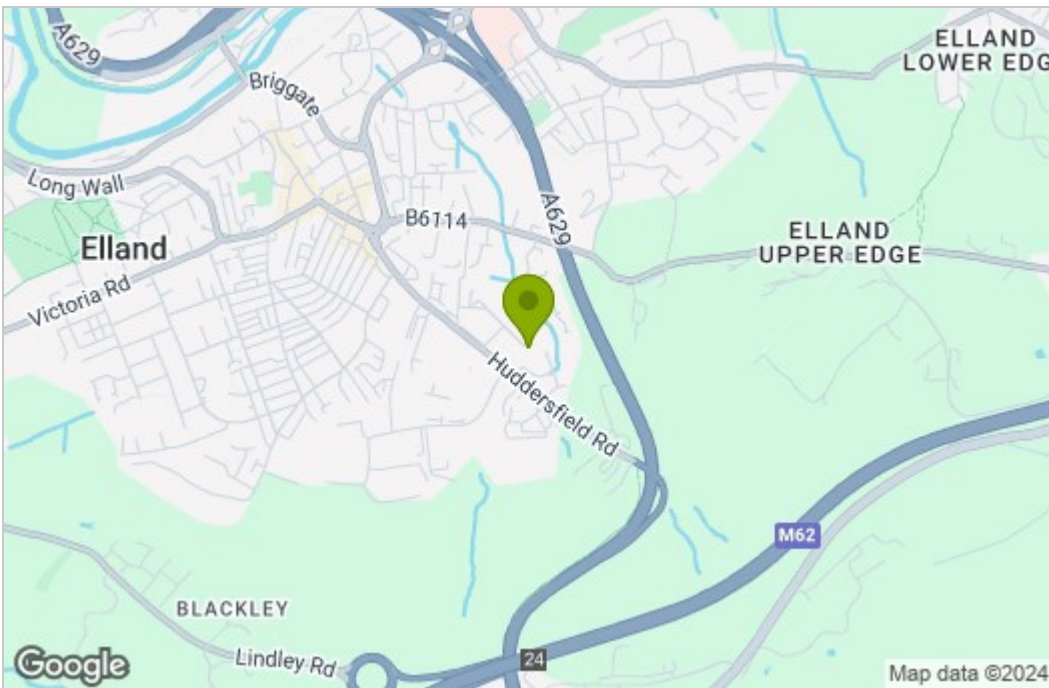
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR 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. 74.1 sq. metres (797.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.