



12 Rufford Road, Elland, HX5 0LQ

**£299,950**

Offered FOR SALE is this THREE bedroom stone built SEMI-DETACHED property on the popular Rufford Road in Elland. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear and driveway providing off road parking. 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 Hallway



Composite obscure double glazed door with panel above to front. Picture rail, coving to ceiling and radiator. Mobile room stat, understairs storage with storage under the hallway floor, Upvc double glazed window to side and housing the wall mounted 'Vaillant' condensing combi boiler with magna clean, fusebox, electric and gas meter. Staircase access to first floor and doors to kitchen, dining room and lounge;

### Lounge 12'5" x 13'7" exc. bay (3.8 x 4.15 exc. bay)



Radiator, floorboards, picture rail and coving to ceiling. Living flame gas fire with marble fireplace, t.v. point, telephone point and cable point. Upvc double glazed bay window to front.

### Dining Room 13'1" x 13'7" (4 x 4.15)



Radiator, floorboards, coving to ceiling and picture rail. Upvc double glazed window to rear and living flame gas fire with marble base and surround and wooden fireplace.

### Kitchen 6'8" x 9'10" (2.05 x 3)



Having a range of wall and base units with quartz worktop and splashback. Electric oven, gas hob and extractor hood above, plumbing for washing machine and integrated fridge. One and a half stainless steel sink and drainer, stop tap and Upvc double glazed windows to side and rear. Composite obscure double glazed door with panel above to rear.

## First Floor

## Landing



Picture rail, coving to ceiling, loft hatch and Upvc double glazed window to side.

### Bedroom One 13'1" x 13'1" (4 x 4)



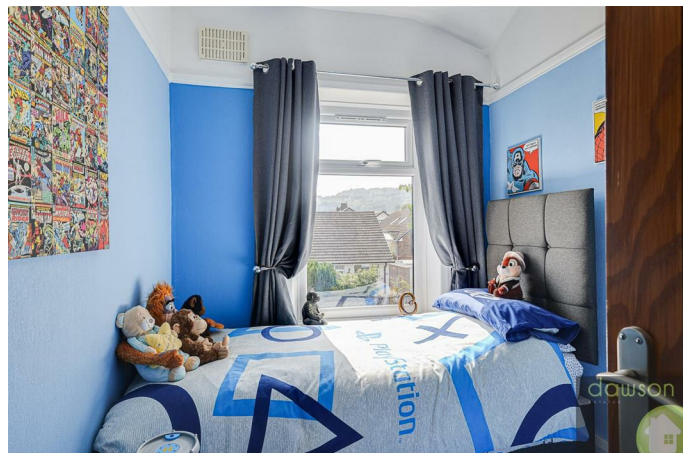
Double bedroom with radiator and Upvc double glazed window to rear. Picture rail. fitted wardrobes to each alcove, fitted bedside cabinet and dressing table and wall light.

### Bedroom Two 12'5" x 13'1" (3.8 x 4)



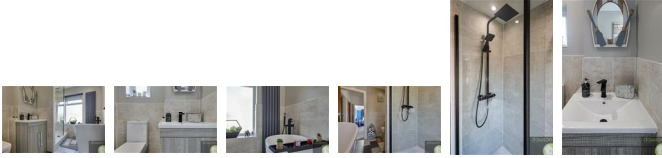
Double bedroom with radiator, Upvc double glazed window to front and picture rail. Wall light, fitted wardrobes and dressing table.

### Bedroom Three 6'10" max x 9'2" max (2.1 max x 2.8 max)



Single bedroom with radiator, air vent and Upvc double glazed window to front. Picture rail and storage cupboard above door.

### Bathroom 6'10" max x 9'10" max (2.1 max x 3 max)



Four piece suite comprising low flush w.c. sink with vanity unit slipper bath with floor standing tap and mixer shower and shower cubicle with mains shower and waterfall shower. Spotlights, heated towel radiator, part tiled walls and Upvc obscure double glazed window to side and rear.

### External



To the front of the property is a garden with bushes and shrubbery. Driveway extends to side and leads to garage. Outside tap and external light to side. To the rear is lawn with soil borders and a decked area. An outside bar has power and light running from the garage.

### Garage

Having power and light and electric roller shutter door. Storage above, utility area and single glazed obscure window to side

### Tenure

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

### Water

Water meter

### Energy Rating

TBC

### 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.

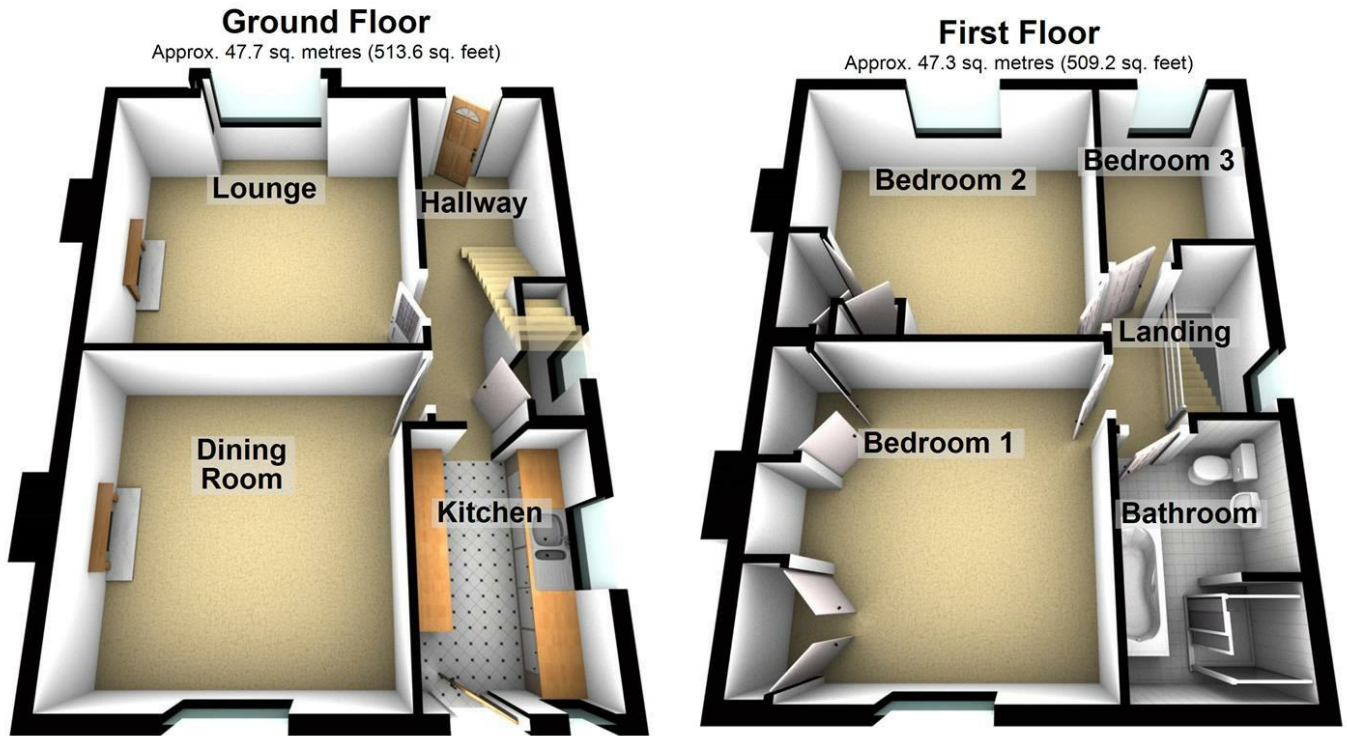
### Mortgages

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.**

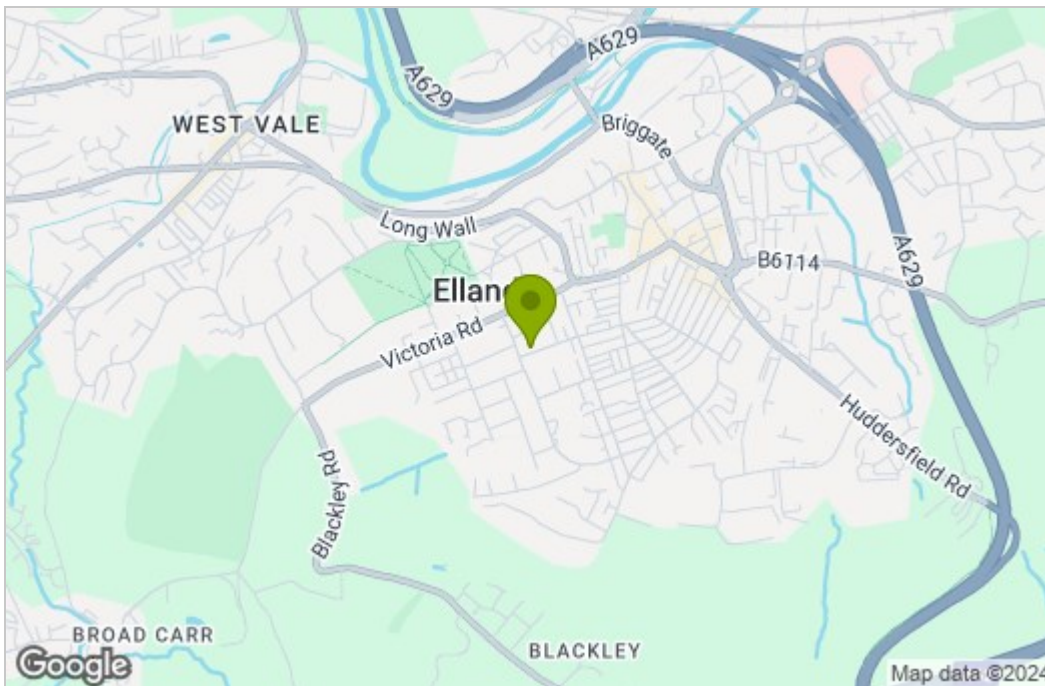


## Floor Plan



Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

## Area Map



## Energy Efficiency Graph

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

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