



3 Crestfield Crescent, Elland, HX5 0LS

£465,000

Offered FOR SALE is this FIVE bedroom SEMI-DETACHED property in this popular part of Elland. Accommodation comprises; Entrance hallway, lounge, dining room, sitting room, conservatory, inner hallway, cloaks/w.c. kitchen and utility/shower room. To the first floor; landing, five bedrooms and bathroom with four piece suite. Attic room to the second floor. Off road parking to front and enclosed garden to rear. 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 and Upvc obscure double glazed side panels to front. Wall light, laminate floor, radiator and spotlights. Coving to ceiling, staircase access to first floor and doors to sitting room, inner hallway and lounge;

Lounge 11'11" x 12'1" (3.65 x 3.7)



Radiator, laminate floor and Upvc double glazed bow window to front. Living flame gas fire with decorative surround, marble effect base and wooden fireplace. Wall lights, coving to ceiling and t.v. aerial lead. Double doors to dining room;

Dining Room 11'9" x 11'11" (3.6 x 3.65)

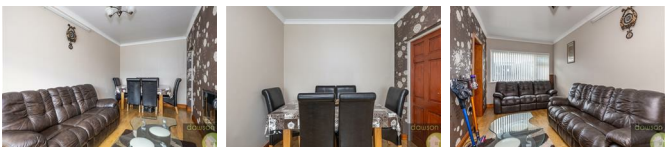


Laminate floor, radiator and coving to ceiling. Wall lights and Upvc double glazed sliding patio doors leading to conservatory;

Conservatory 5'10" x 10'9" (1.8 x 3.3)

Laminate floor, radiator and wall lights. Upvc obscure double glazed window to side, sliding patio doors and windows to rear.

Sitting Room 8'4" x 21'1" (2.55 x 6.45)



Laminate floor, radiator and Upvc double glazed window to front. Coving to ceiling, ceiling rose, electric fire and wall light.

Inner Hallway

Wood paneled ceiling, spotlights and understairs storage housing the fusebox and electric meter. Doors to kitchen and cloaks/w.c.;

Cloaks/w.c. 2'11" x 6'2" (0.9 x 1.9)



Two piece suite comprising low flush w.c. and floating sink with tiled splashback. Wood paneled ceiling, stop tap, laminate floor and dado rail. Upvc obscure double glazed window to rear.

Kitchen 8'6" x 12'11" (2.6 x 3.95)



Having a range of wall and base units with laminate worktop and splashback. Integrated electric oven and grill, microwave and space for American fridge/freezer. Five ring gas hob with extractor hood and stainless steel splashback. One and a half stainless steel sink and drainer, trap door and radiator. Upvc double glazed window to rear, wall mounted 'MAIN' condensing combi boiler, wood paneled ceiling and telephone point.

Shower Room/Utility 5'6" x 6'8" (1.7 x 2.05)

Radiator, worktop and plumbing for washing machine. Part wood paneled walls, shower cubicle with tiled walls. Upvc obscure double glazed door and Upvc double glazed window to rear.

First Floor



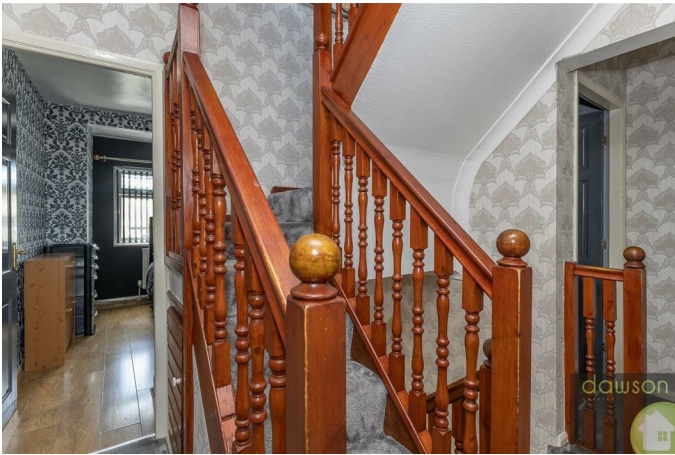
Bedroom Three 8'6" x 16'0" (2.6 x 4.9)



Double bedroom with laminate floor, radiator and Upvc double glazed window to front. Part wood paneled walls and walk in wardrobe with hanging rails and shelving.

Bedroom Four 8'6" max x 11'7" max (2.6 max x 3.55 max)

Landing



Understairs storage, coving to ceiling and staircase access to second floor. Doors to bathroom and bedrooms;



Double bedroom with laminate floor, radiator and Upvc double glazed window to rear.

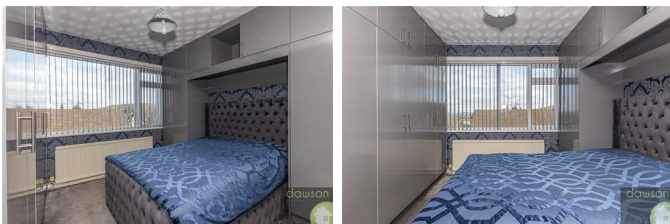
Bedroom Five 8'0" max x 12'3" max (2.45 max x 3.75 max)

Bedroom One 11'1" x 11'11" (3.4 x 3.65)

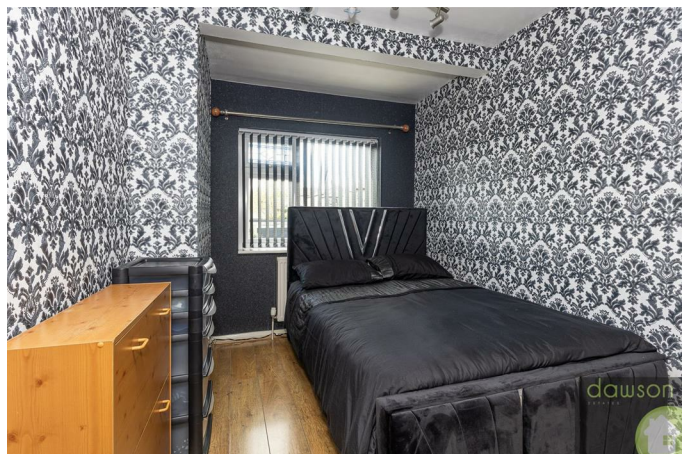


Double bedroom with laminate floor, radiator, spotlights and Upvc double glazed window to front.

Bedroom Two 11'1" x 11'9" (3.4 x 3.6)



Double bedroom with radiator, fitted wardrobes and Upvc double glazed window to rear.



Double bedroom with laminate floor, radiator and Upvc double glazed window to front. Fitted wardrobe and cupboards.

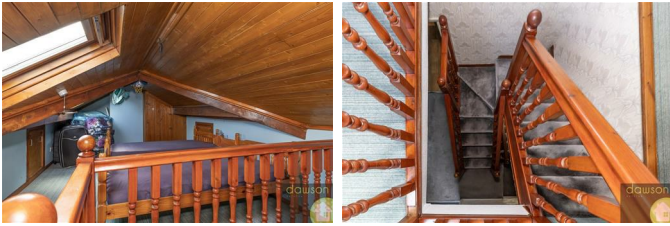
Bathroom 8'0" x 8'4" (2.45 x 2.55)



Four piece suite comprising low flush w.c. sink with vanity unit, corner bath and corner shower cubicle with mains shower and waterfall shower. Fully tiled walls, Upvc ceiling, chrome heated towel radiator and Upvc obscure double glazed window to rear.

Second Floor

Attic Room 10'5" x 19'0" (3.2 x 5.8)



Wood paneled ceiling, undereaves storage and storage cupboard. Two wooden double glazed velux windows.

External



To the front is an imprinted concrete driveway providing off road parking. Outside tap and external light. To the rear is an enclosed garden with hard standing, patio and raised flowerbeds. Outside tap, security light and external light.

Parking

Driveway provides off road parking to front

Tenure

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

Water

Water rates

Energy Rating

TBC

Council Tax Band

D

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.

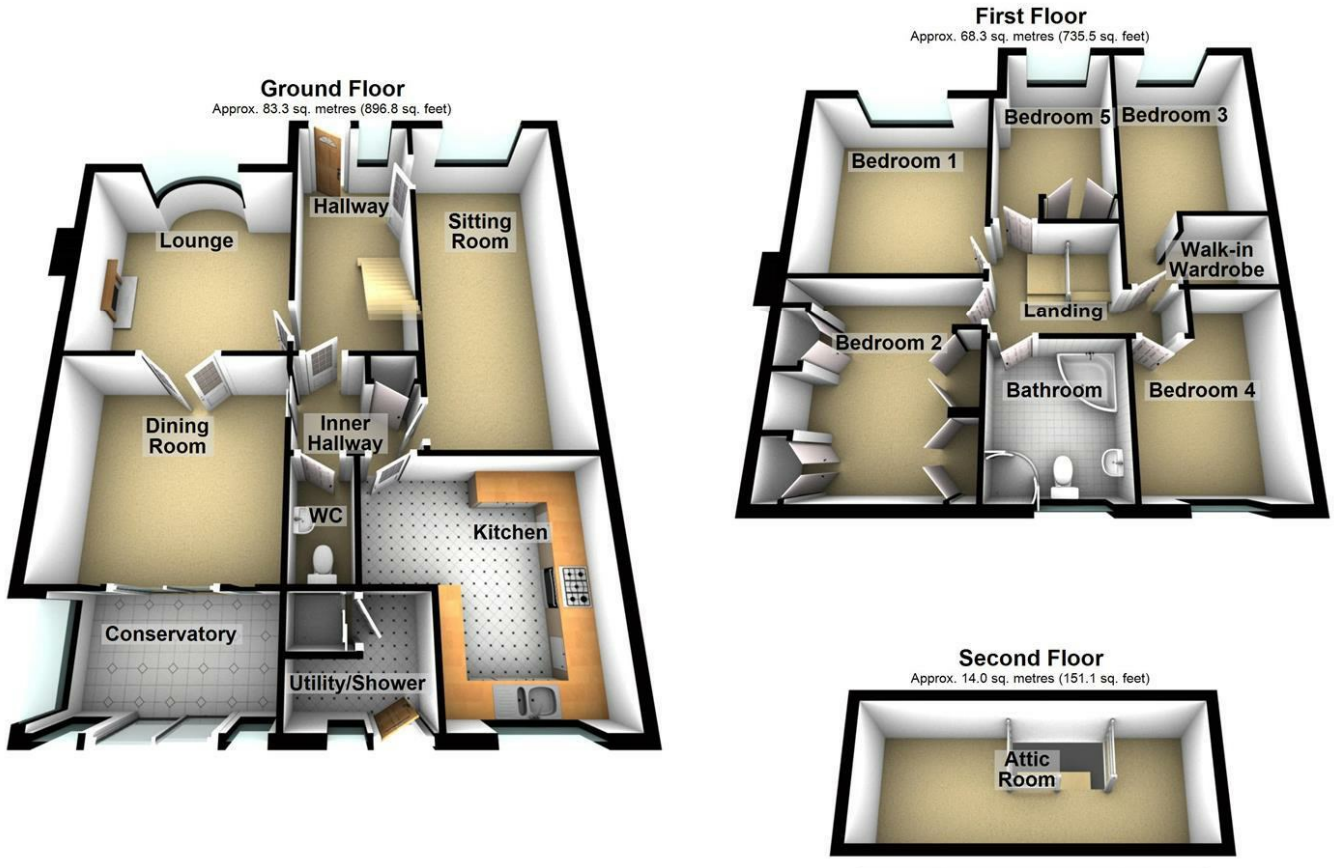
Boundaries & Ownerships

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

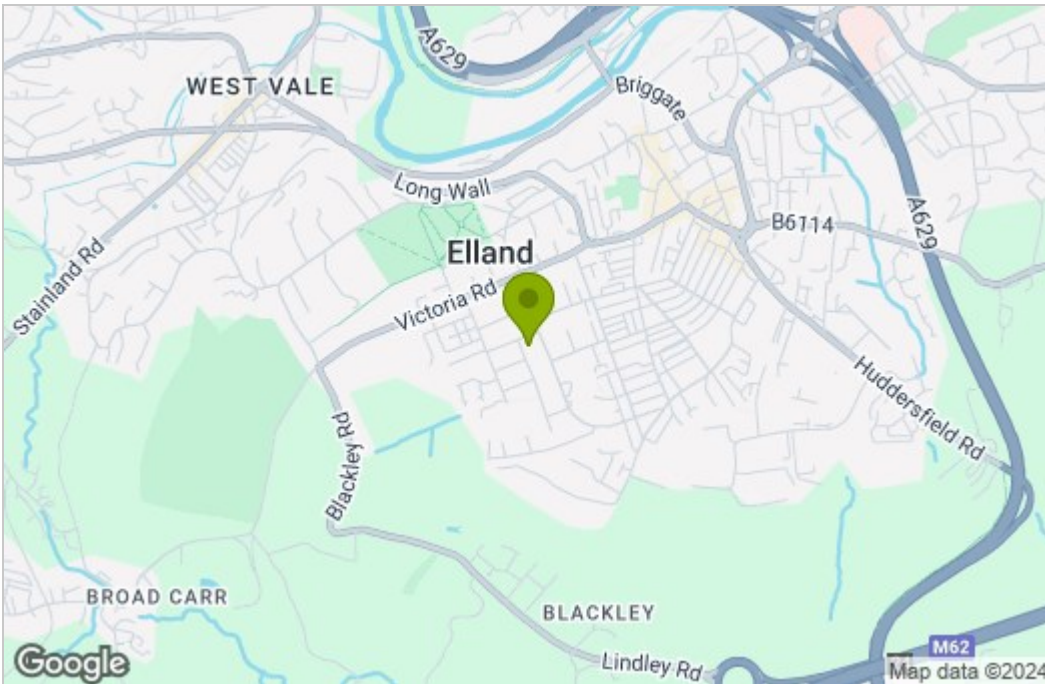
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Floor Plan

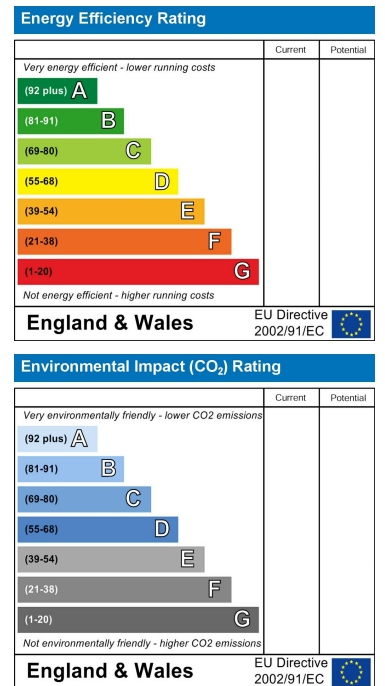


Total area: approx. 165.7 sq. metres (1783.5 sq. feet)

Area Map



Energy Efficiency Graph



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