



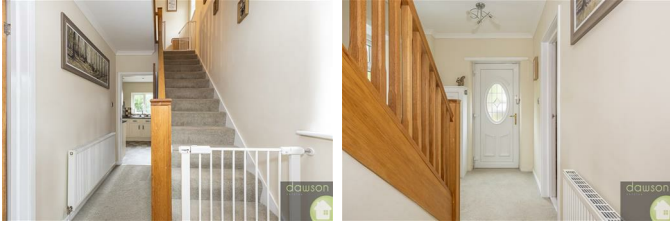
53 Elsinore Avenue, Elland, HX5 0LT

Offers Over £290,000

Offered FOR SALE is this FOUR double bedroom end terrace in this popular part of Elland. Accommodation comprises; Entrance hallway, lounge, dining kitchen, utility and cloaks/w.c. To the first floor; landing, four double bedrooms and bathroom. Gardens and driveway providing off road parking. The property benefits from Upvc double glazing, gas central heating (Nest), smart meters and security alarm system. New roof and chimney pointed in 2022 Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door to front, Upvc double glazed window to side and radiator. Coving to ceiling and storage cupboard housing the fusebox and gas and electric meters. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 12'9" x 14'5" (3.9 x 4.4)



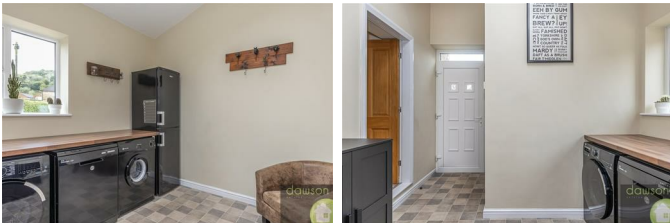
Upvc double glazed window to front, two telephone points and coving to ceiling. Cast iron dual fuel fire with tiled base and wooden mantel.

Dining Kitchen 9'10" x 20'11" (3 x 6.4)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, integrated electric oven and grill, four ring gas hob with extractor hood above and stainless steel splashback. Wall mounted 'Ideal' combi boiler (serviced annually), beam to ceiling, radiator and understairs storage. Two Upvc double glazed windows to rear and door to utility;

Utility Room 9'2" max x 13'5" max (2.8 max x 4.1 max)



Radiator, laminate worktop, plumbing for dishwasher and washing machine. Vent for dryer and space for fridge/freezer. Wooden double glazed velux window and spotlights. Upvc obscure double glazed door and Upvc obscure double glazed panel above to rear. Door to cloaks/w.c.;

Cloaks/w.c. 3'7" x 5'2" (1.1 x 1.6)



Two piece suite (fitted 2019) comprising low flush w.c. and sink with vanity unit. Tiled floor, fully tiled walls, extractor fan and spotlight. Upvc obscure double glazed window to side.

First Floor

Landing



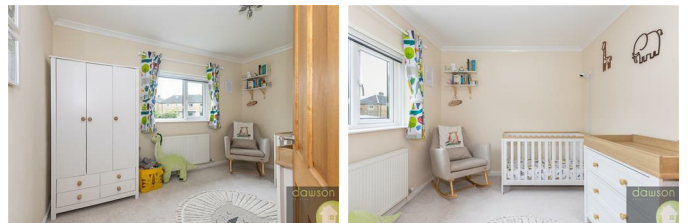
Coving to ceiling, Upvc double glazed window to side and loft hatch with drop down ladder. Loft has light. Doors to bathroom and bedrooms;

Bedroom One 9'4" x 13'9" (2.85 x 4.2)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to rear.

Bedroom Two 8'10" x 12'5" (2.7 x 3.8)



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

Bedroom Three 8'10" max x 12'5" max (2.7 max x 3.8 max)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to front. Overstairs storage cupboard.

Bedroom Four 9'0" max x 10'5" max (2.75 max x 3.2 max)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to rear.

Bathroom 5'6" x 6'0" (1.7 x 1.85)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with electric 'mira' shower over. Tiled floor, part tiled walls and extractor fan. Chrome heated towel radiator, Upvc ceiling and Upvc obscure double glazed window to rear.

External



To the front is an enclosed lawn garden, decked seating area with outside power socket. Resin drive (completed 2020) with off road parking for 3/4 cars. Outside tap to side. To the rear is an enclosed patio garden with security light.

Parking

Driveway provides off road parking for 3/4 cars

Tenure

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

Energy Rating

D

Council Tax Band

B

Water

Two water meters

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.

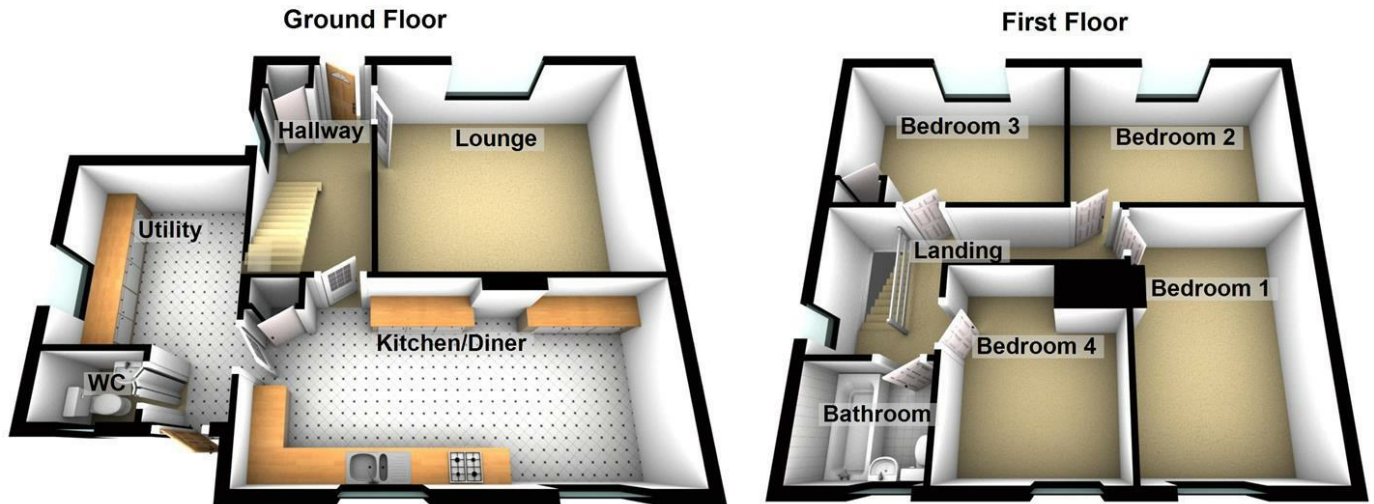
Boundaries & Ownerships

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.

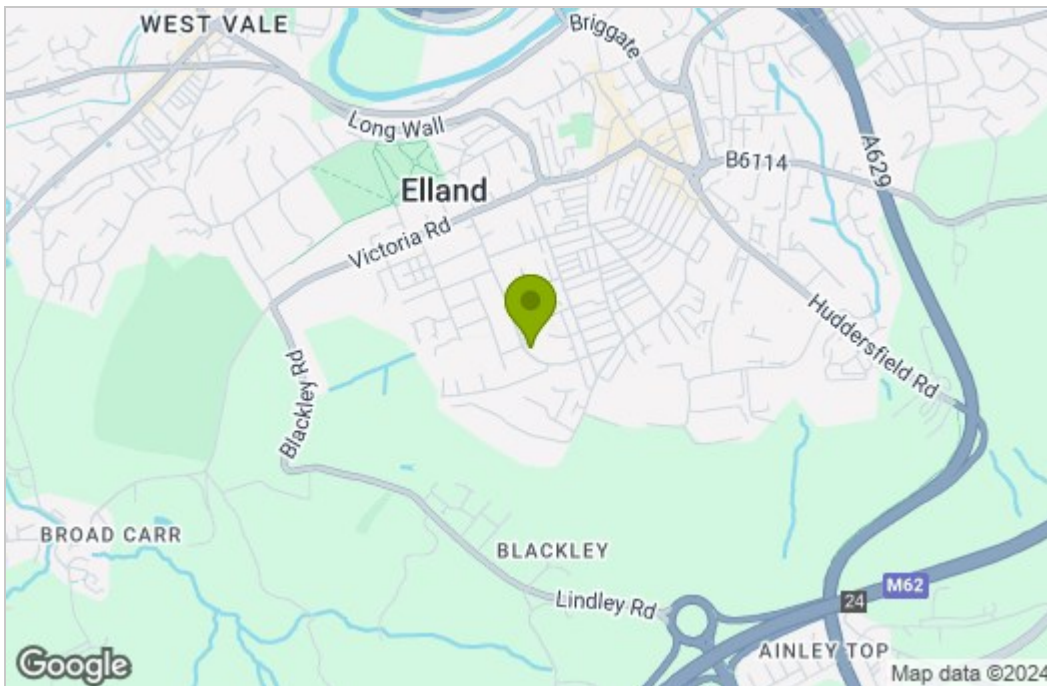
Mortgages

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.**

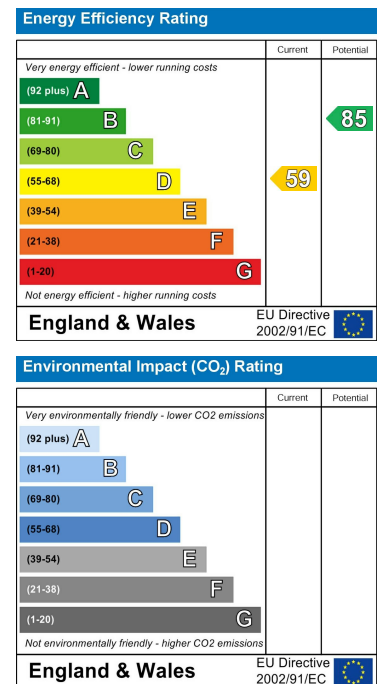
Floor Plan



Area Map



Energy Efficiency Graph



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