



46 Victoria Road, Elland, HX5 0QA

£495,000

Offered FOR SALE is this THREE bedroom DETACHED true bungalow on the desirable Victoria Road in Elland. Accommodation comprises; Entrance hallway, lounge, dining kitchen, three bedrooms, cloaks/w.c. and shower room. Gardens to three sides, driveway providing off road parking and double garage. The property has the benefit of triple glazing throughout (installed in 2023), composite doors front and rear (installed in 2023), gas central heating, security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal for the more mature buyer. NO CHAIN. Viewing essential.

Ground Floor

Entrance Hallway



Radiator, composite obscure double glazed door and Upvc triple glazed window to front. Loft hatch (loft is part boarded and has light. Also houses the combi boiler). Doors to cloaks/w.c. wet room, bedrooms, dining kitchen and lounge;

Lounge 12'3" x 14'3" (3.75 x 4.35)



Two radiators, coving to ceiling and Upvc triple glazed window to front. Living flame gas fire (would need to be checked as not in use) with marble effect surround and wooden fireplace. Telephone point and t.v. point.

Dining Kitchen 9'6" x 20'4" (2.9 x 6.2)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine, electric four ring hob with extractor hood above. Electric oven and microwave and space for American fridge/freezer. Two Upvc triple glazed windows and composite obscure triple glazed door to rear. Tiled floor, radiator, fusebox, stop tap and telephone point.

Bedroom One 12'7" x 13'5" (3.85 x 4.1)



Double bedroom with radiator, fitted wardrobes, cupboards and bedside cabinets. Upvc triple glazed window to front and coving to ceiling.

Bedroom Two 9'6" x 10'7" (2.9 x 3.25)



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

Bedroom Three 7'0" x 9'6" (2.15 x 2.9)



Single bedroom with radiator, coving to ceiling and Upvc triple glazed window to rear. Hanging rail and shelving.

Cloaks/w.c. 2'11" x 5'10" (0.9 x 1.8)



Two piece suite comprising low flush w.c. and sink with vanity unit. Tiled floor, part tiled walls and radiator.

Shower Room 5'10" x 7'0" (1.8 x 2.15)



Three piece suite comprising low flush w.c. sink with vanity unit and double walk in shower with mains shower and obscure safety Perspex shower screen. Upvc obscure triple glazed window to side, part tiled and part shower walls and heated towel radiator. Extractor fan (installed 2025), coving to ceiling and mirrored medicine cabinet.

External



To the front and extending to the side is a vast lawn garden with pebbled areas and soil borders having various bushes and shrubbery. Outside tap. To the rear is an enclosed patio garden. Gas and electric meters, security light and key safe. Outside socket. Driveway.

Double Garage

Up and over door. Upvc obscure double glazed door and window to side. Power, light and water. Security light to front and side.

Parking

Driveway and garage provides off road parking

Tenure

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

Water

Water meter

Energy Rating

D

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.

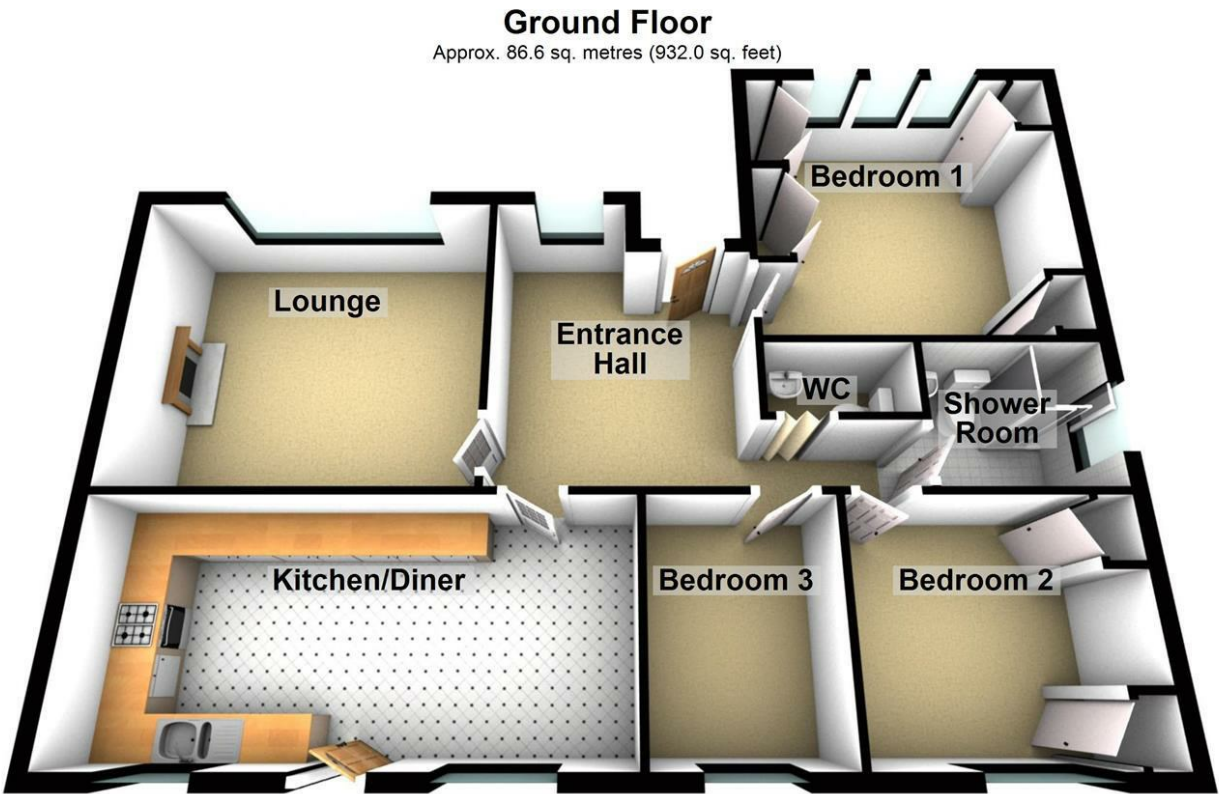
Boundaries & Ownerships

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

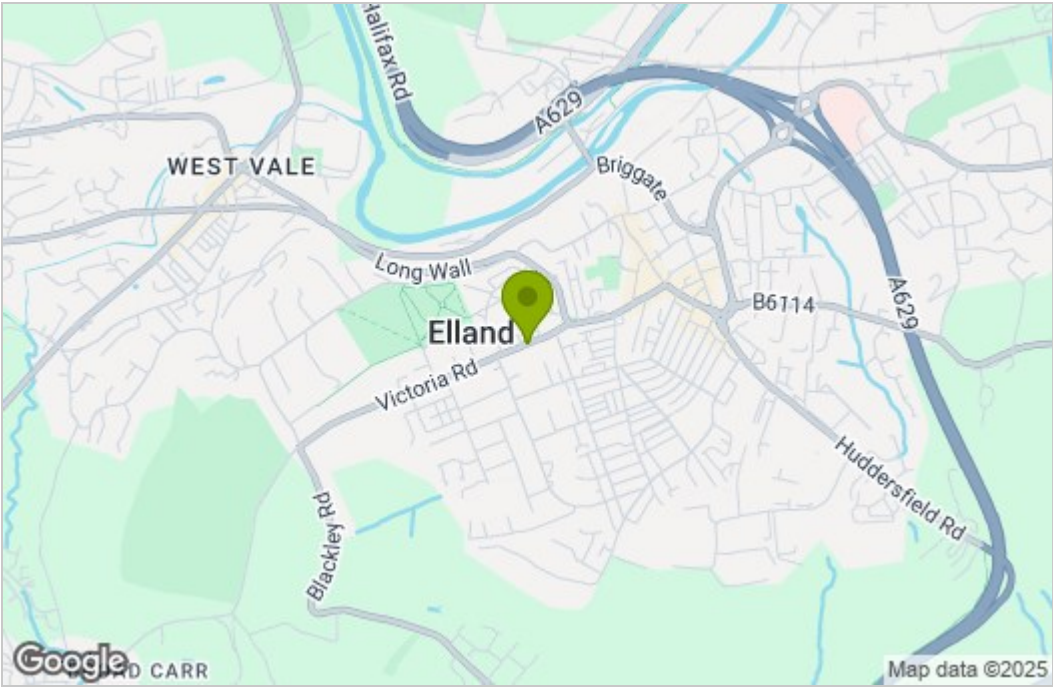
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Floor Plan

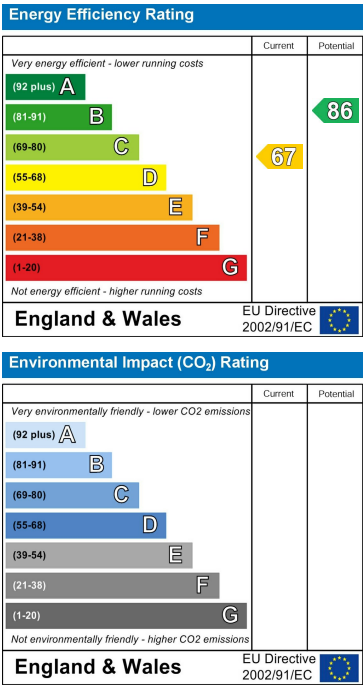


Total area: approx. 86.6 sq. metres (932.0 sq. feet)

Area Map



Energy Efficiency Graph



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.