



4 Heather View, Elland, HX5 9QL

£350,000

Offered FOR SALE is this well presented THREE bedroom DETACHED property in the sought after Lower Edge area of Elland. Positioned on a small cul-de-sac accommodation comprises; Entrance lobby, lounge/diner, kitchen, utility, cloaks/w.c. and sun room. To the first floor; landing, three bedrooms, main with en-suite shower room and bathroom. Private garden to the rear with home office. Driveway and garage to front. The property benefits from Upvc double glazing, gas central heating, security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Lobby

Obscure double glazed composite door to front, radiator, alarm control panel and room stat. Staircase access to first floor and door to lounge;

Lounge/Diner 10'5" max x 23'5" max (3.2 max x 7.15 max)



Laminate floor, radiator and coving to ceiling. Living flame gas fire (2023) with granite base and surround and decorative wooden fireplace. Upvc double glazed bay window to front, telephone point, cable point and t.v. aerial lead. Air vent and understairs storage cupboard housing the alarm box. Dining area has a radiator, laminate floor and coving to ceiling. Upvc double glazed window to side (2020/1), door to kitchen and Upvc double glazed French doors to sun room;

Sun Room 9'0" x 14'1" (2.75 x 4.3)



Two double glazed velux windows with solar powered blinds, remote controlled spotlights and two air vents. Upvc double glazed windows to side and rear, Upvc double glazed French doors to side and exposed stone wall. (Solid roof fitted 2020/1)

Kitchen 7'4" x 9'6" (2.25 x 2.9)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Ceramic sink with progressive mixer tap, double electric oven and grill, four ring induction hob and extractor hood above. Extractor fan, microwave, space for fridge/freezer and radiator. Upvc double glazed window to rear, coving to ceiling and door to utility;

Utility 5'6" x 5'10" (1.7 x 1.8)



Base units with laminate worktop and tiled splashback, stainless steel sink and drainer, plumbing for washing machine. Plumbing for dishwasher, radiator and obscure triple glazed door to side. Door to cloaks/w.c.;

Cloaks/w.c. 3'7" x 6'0" (1.1 x 1.85)



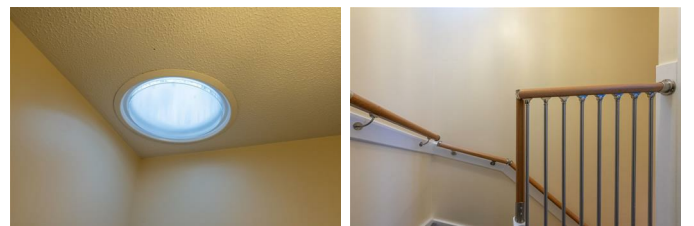
Two piece suite comprising low flush w.c. and circular sink with vanity unit. Heated towel radiator, part shower walls and Upvc obscure double glazed window to rear.

Garage 8'0" x 17'4" (2.45 x 5.3)

Up and over door, Upvc obscure double glazed door to side. Power and light, fusebox and wall mounted 'Worcester' condensing combi boiler.

First Floor

Landing



'Velux' sun tunnel, loft hatch with drop down ladder. Power and light. Doors to bathroom and bedrooms;

Bedroom One 12'3" max x 14'5" max (3.75 max x 4.4 max)



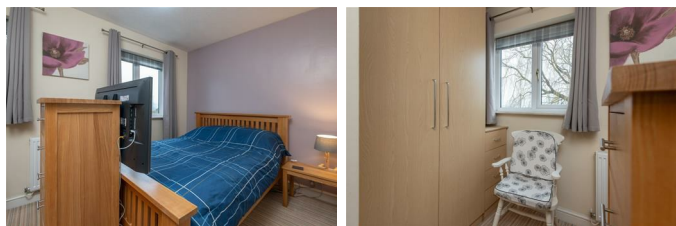
Double bedroom with radiator, fitted drawers and Upvc double glazed window to rear. Door to en-suite shower room;

En-suite Shower Room 5'8" x 7'10" (1.75 x 2.4)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in shower with glass shower screen, mains thermostatic shower and waterfall shower. Chrome heated towel radiator, spotlights and extractor fan. Fully tiled walls and Upvc obscure double glazed window to front.

Bedroom Two 8'2" max x 13'9" max (2.5 max x 4.2 max)



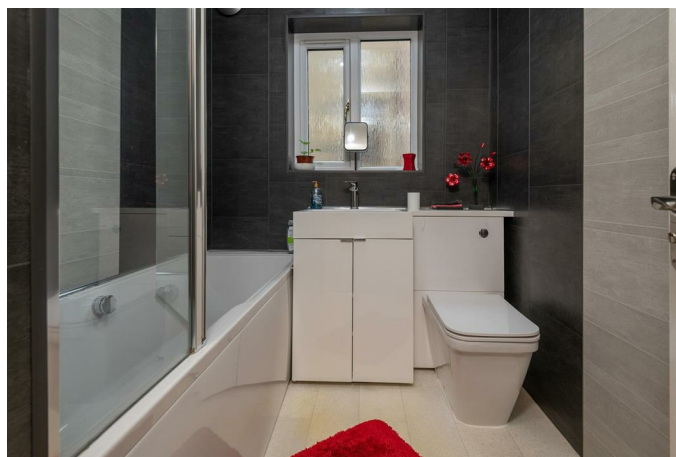
Double bedroom with radiator, two Upvc double glazed windows to front, t.v. point. fitted wardrobes and drawers.

Bedroom Three 8'10" x 10'2" (2.7 x 3.1)



Double bedroom with usb socket, radiator and Upvc double glazed window to rear.

Bathroom 6'2" x 6'10" (1.9 x 2.1)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and shower bath with folding glass shower screen and mains thermostatic waterfall shower and fitted shelving. Heated towel radiator, shower walls and Upvc ceiling. Upvc obscure double glazed window to side and extractor fan.

External



To the front is a block paved driveway, security light, outside tap and gas and electric meters. Access to the side of the house. To the rear is a patio, artificial lawn, pebbled area and wild garden. Solar light.

Home Office 9'4" x 12'7" (2.85 x 3.85)



Laminate floor, two air vents and usb socket. Radiator, spotlights, t.v. point. Power and light

Parking

Off road parking

Tenure

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

Water

Water meter

Energy Rating

C

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

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.

Other Details

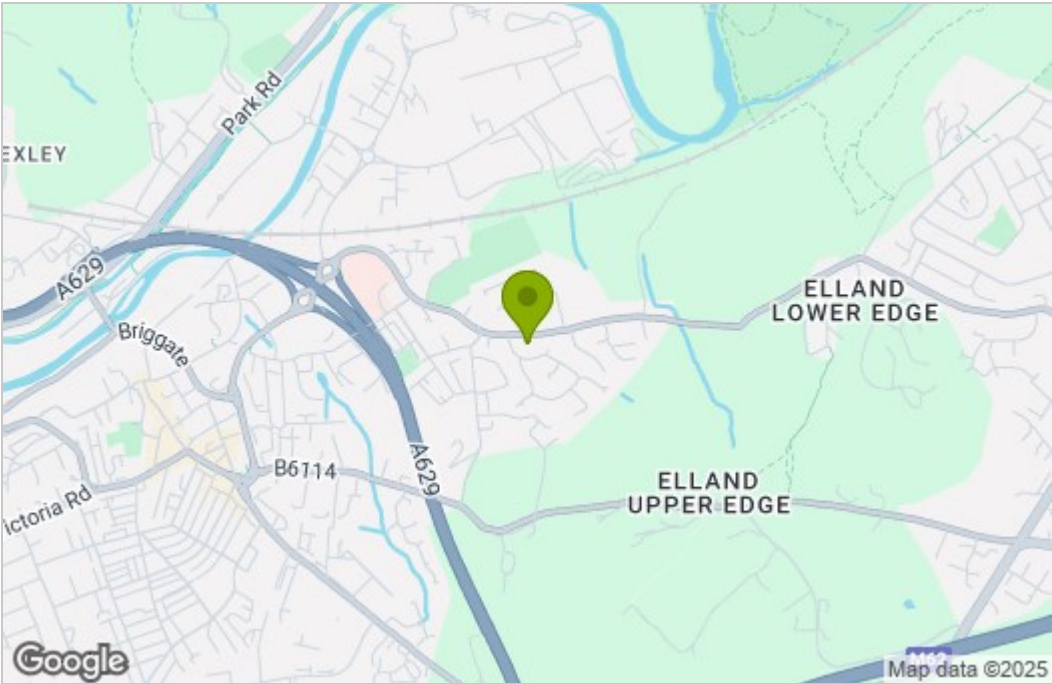
The houses on Heather View have a shared responsibility for the private drive and the willow tree (that has a tree preservation order on it).

Floor Plan

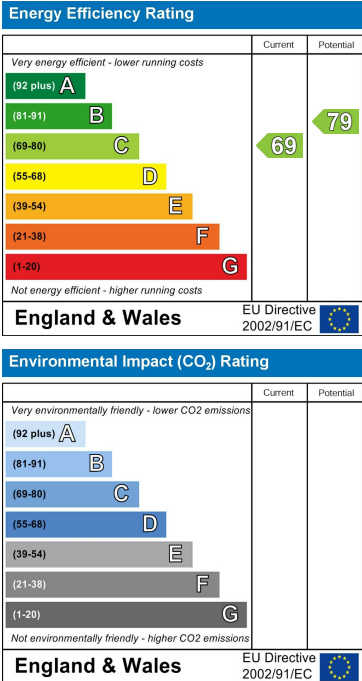


Total area: approx. 121.9 sq. metres (1312.0 sq. feet)

Area Map



Energy Efficiency Graph



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