



20 Hammerstones Road, Elland, HX5 0QP

Offers Over £400,000

Offered FOR SALE is this THREE double bedroom extended stone semi-detached in this sought after part of Elland. Accommodation comprises; Entrance hallway, lounge, dining kitchen and conservatory. To the first floor; landing, three double bedrooms, one with en-suite shower room and family bathroom. Gardens front and rear, driveway and garage. Shower Room to the back of the garage. 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



Upvc obscure double glazed door and window to front. Tiled floor, mobile room stat, radiator and cupboard housing the electric meter and fusebox. Alarm control panel, staircase with glass balustrade giving access to the first floor and doors to dining kitchen and lounge;

Lounge 12'1" x 12'3" exc. bay (3.7 x 3.75 exc. bay)



Upvc double glazed window to front, cable point, t.v. aerial lead and telephone point. Radiator, cornice to ceiling and ceiling rose. Living flame gas fire with marble base, surround and mantelpiece. Wall lights.

Dining Kitchen 11'9" x 21'7" (3.6 x 6.6)



Having a range of wall and base units with granite worktop and granite and tiled splashbacks. Inset composite one and a half sink and drainer, space for American fridge/freezer and dishwasher. Wine cooler, 'Range' gas and electric cooker with extractor hood above and microwave. Tiled floor, radiator, Upvc double glazed window to rear and Upvc obscure double glazed door to side. Coving to ceiling, cast iron wood burning stove with brick fireplace, stone base and wooden mantel. Stop tap and opening to conservatory;

Conservatory 8'8" x 10'5" (2.65 x 3.2)



Radiator, tiled floor, Upvc double glazed windows and French doors.

First Floor

Landing

Loft hatch with drop down ladder. Loft is part boarded and has power and light. Wall lights and doors to bathroom and bedrooms;

Bedroom One 11'11" x 12'1" (3.65 x 3.7)



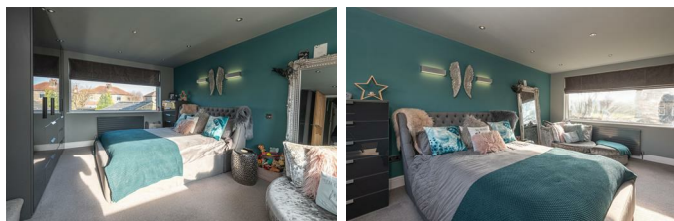
Double bedroom with radiator, coving to ceiling and picture rail. Built in wardrobes, original fireplace and tiled base. Wall lights, Upvc double glazed window to front and opening to en-suite shower room;

En-suite Shower Room 5'10" x 7'10" (1.8 x 2.4)



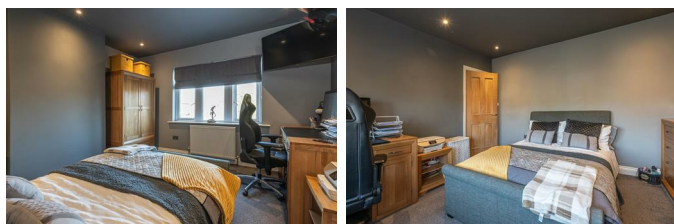
Two piece suite comprising sink with vanity unit and shower cubicle with electric 'Triton' shower. Tiled floor, part tiled walls and radiator. Wall lights, air vent and coving to ceiling. Storage cupboard and Upvc obscure double glazed window to front.

Bedroom Two 11'11" x 16'4" (3.65 x 5)



Double bedroom with two radiators, spotlights and usb socket. Upvc double glazed window to front and rear.

Bedroom Three 11'11" x 11'11" (3.65 x 3.65)



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

Bathroom 5'10" x 7'10" (1.8 x 2.4)



Four piece suite comprising low flush w.c. sink with waterfall tap and vanity unit, bath with waterfall tap and mixer shower and corner shower cubicle with mains shower. Spotlights, fully tiled walls and tiled floor. Upvc obscure double glazed window to rear, inset shelving and chrome heated towel radiator. Wall lights above the mirror and under the sink.

External



To the front is a lawn garden and outside socket. To the side is a driveway with parking for 4 cars, gas meter, outside light and outside store housing the 'Ideal' condensing combi boiler. To the rear is a bigger than average garden with lawn, patio and pergola seating area. Outside sockets, outside lights and outside tap. Garage and outside shower room with toilet, sink and mains shower.

Garage

Semi-detached garage with up and over door and having power and light. Two single glazed windows and wooden door to side.

Parking

Driveway provides off road parking. On street parking also available.

Tenure

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

Water

Water Rates

Energy Rating

D

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.

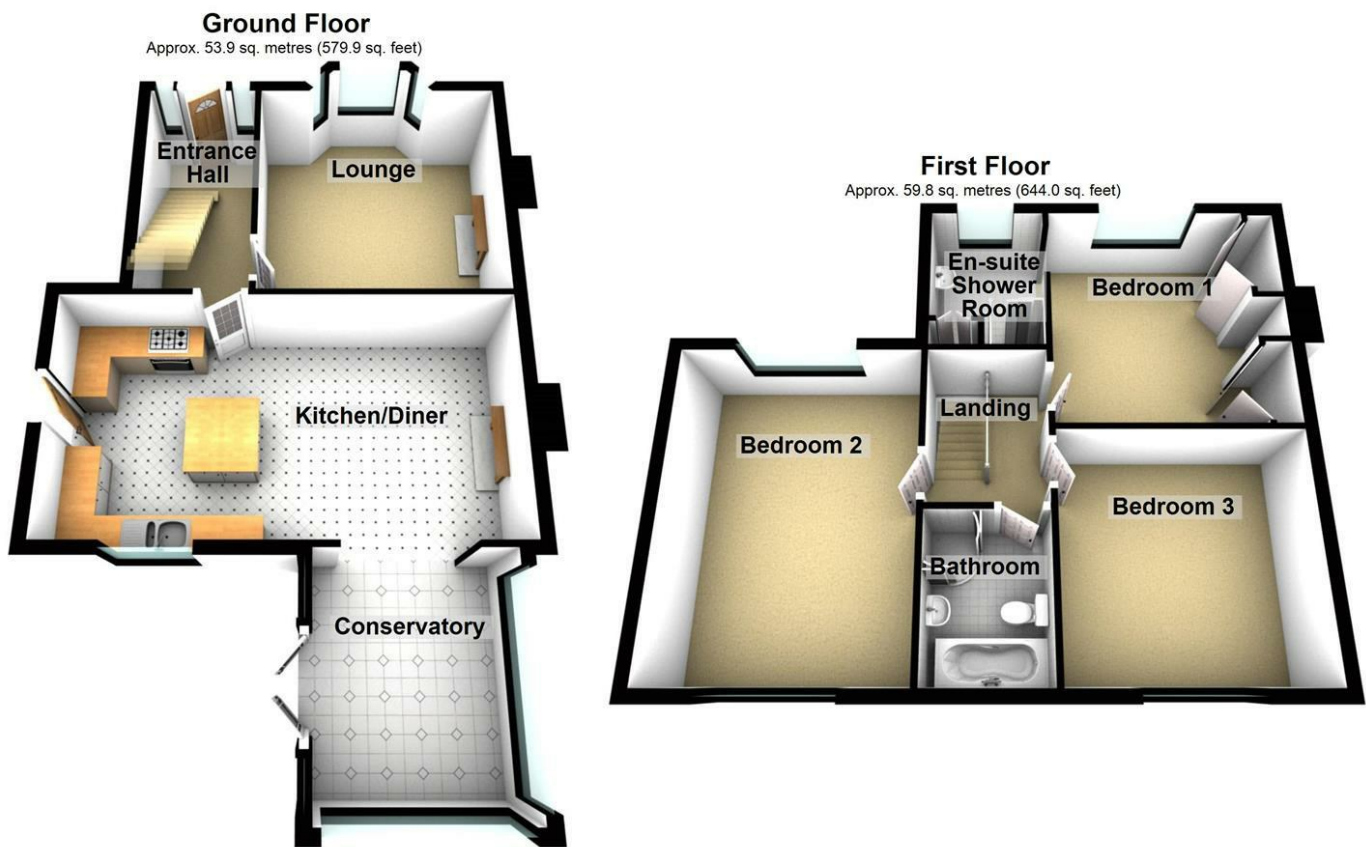
Boundaries & Ownerships

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

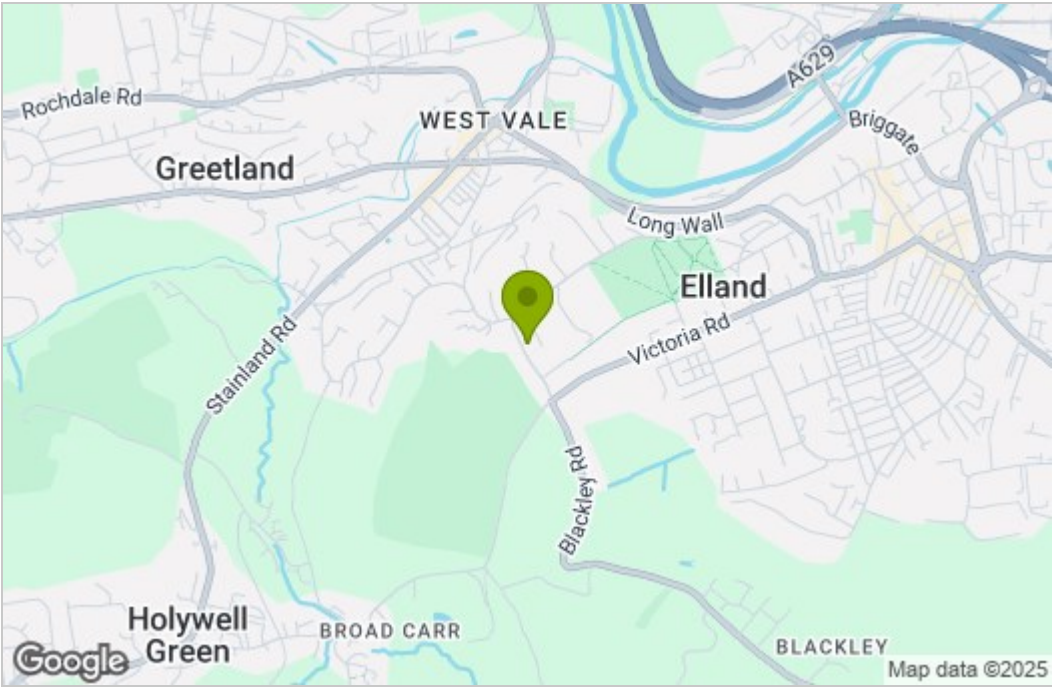
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Floor Plan

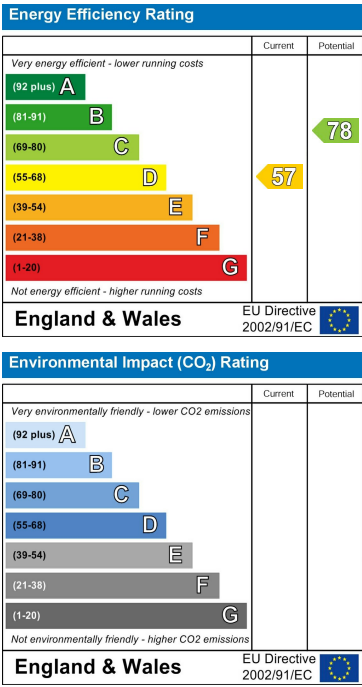


Total area: approx. 113.7 sq. metres (1223.8 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.