



6 Rufford Road, Elland, HX5 0LQ

£295,000

Offered FOR SALE is this stone built SEMI-DETACHED property with NO CHAIN in this sought after area of Elland. Accommodation comprises; Entrance hallway, lounge with bay window, dining kitchen, utility and conservatory. To the first floor; landing, two double bedrooms, single bedroom and bathroom. Gardens front and rear. Off road parking and Garage. The property benefits from Upvc double glazing, gas central heating and smart meters. Solid oak internal doors fitted 2022. Close to amenities, transport links and access to the M62 motorway network. Ideal family home.

Ground Floor

Entrance Hallway



Composite obscure double glazed door and window above to front, dado rail, cornice to ceiling and radiator. Pantry with Upvc obscure double glazed window to side and housing the fusebox, electric meter and gas meter. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 13'3" x 13'9" exc. bay (4.05 x 4.2 exc. bay)



Radiator. cornice to ceiling and Upvc double glazed bay window to front. Living flame gas fire with cast iron effect surround, marble base and oak fireplace, t.v. aerial lead and telephone point.

Dining Kitchen 13'5" max x 13'9" max (4.1 max x 4.2 max)



Having a range of wall and base units with solid oak worktop and tiled splashbacks. Range oven with extractor fan above, dishwasher (2024) fridge and stainless steel sink and drainer. Solid oak floor, radiator, under cupboard lighting and cornice to ceiling. Mobile room stat (Ideal Halo app controlled) Opening to conservatory;

Conservatory 8'4" x 11'9" (2.55 x 3.6)



Solid oak floor, radiator, t.v. unit and t.v. aerial lead. Upvc double glazed windows (one side obscure) and Upvc double glazed French doors to rear.

Utility 6'10" x 9'10" (2.1 x 3)



Base units with solid oak worktops. fridge/freezer, plumbing for washing machine and stainless steel sink. Solid oak floor, radiator and wood paneled ceiling. Composite obscure double glazed door and window above and Upvc double glazed window to rear. Water meter.

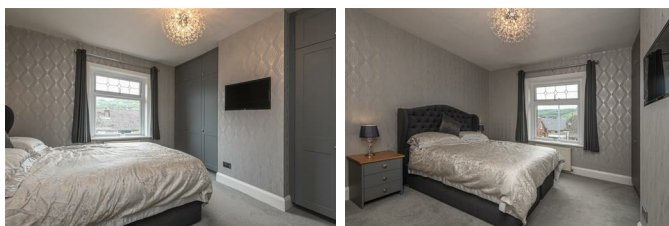
First Floor

Landing



Upvc double glazed window to side, dado rail and solid oak balustrade (2022). Loft hatch with drop down ladder. Loft is part boarded and has light. Doors to bathroom and bedrooms;

Bedroom One 10'11" to robes x 13'5" (3.35 to robes x 4.1)



Double bedroom with radiator, usb sockets and Upvc double glazed window to front. Built in wardrobes, drawers and bedside cabinets with oak tops. Wardrobes have hanging space, drawers, shelves and cupboards above.

Bedroom Two 12'9" x 13'3" (3.9 x 4.05)



Double bedroom with laminate floor, radiator and Upvc double glazed window to rear. Built in wardrobes and air vent.

Bedroom Three 6'10" max x 10'2" max (2.1 max x 3.1 max)



Single bedroom with radiator, overhead storage and Upvc double glazed window to front.

Bathroom 6'8" x 9'10" (2.05 x 3)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with enclosed glass shower screen and mains mixer and waterfall shower above. Storage cupboard housing the wall mounted 'Ideal' condensing combi boiler (2022). Karndean floor, shower walls, chrome heated towel radiator and Upvc obscure double glazed window to rear.

External



To the front is a lawn garden with bark chip borders. External light. To the rear is a lawn, decked and pebbled garden with raised flower bed. Outside tap and two security lights. Driveway to side leads to garage

Garage

Single detached garage with wooden double doors, Upvc double glazed window to side. Power and light.

Parking

Parking for two cars in front of the garage.

Tenure

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

Energy Rating

E

Council Tax Band

C

Water

Water meter

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.

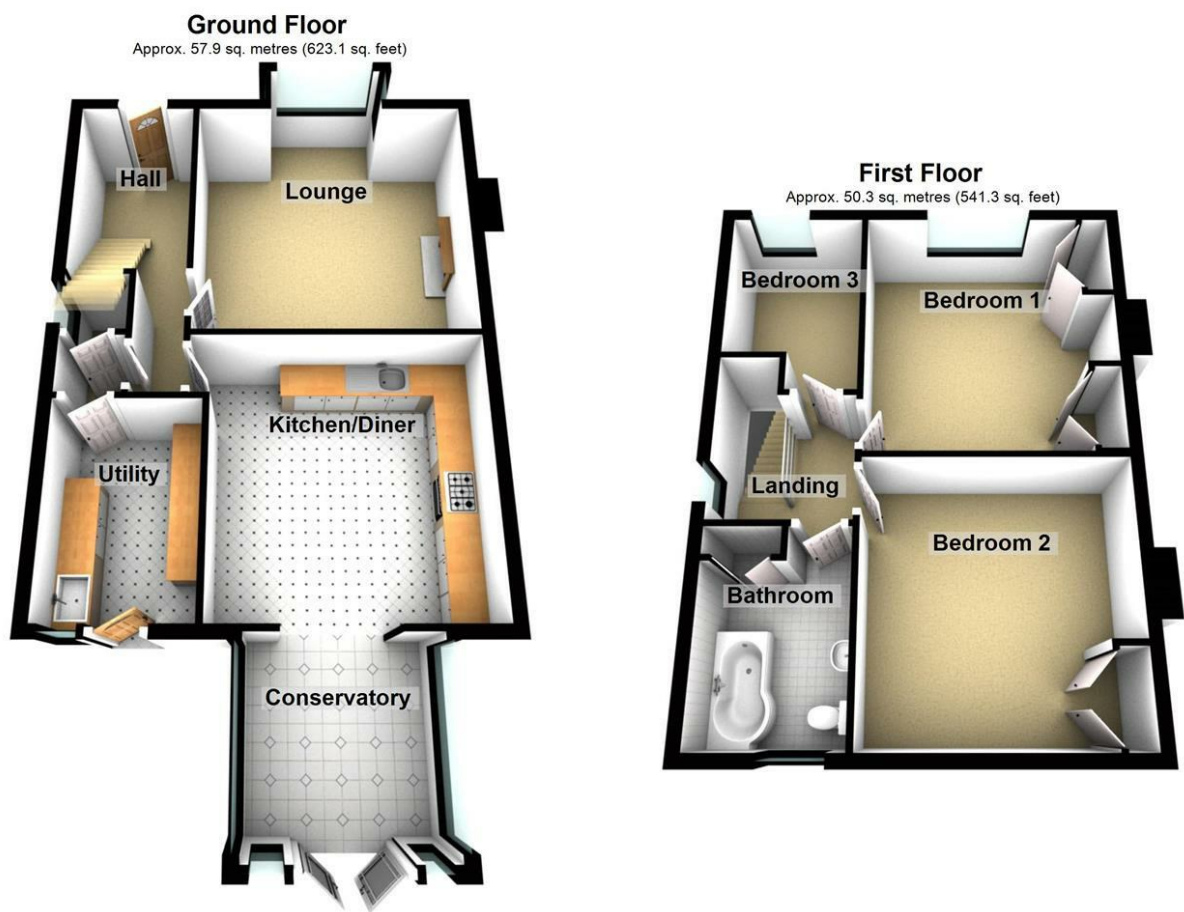
Boundaries & Ownerships

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

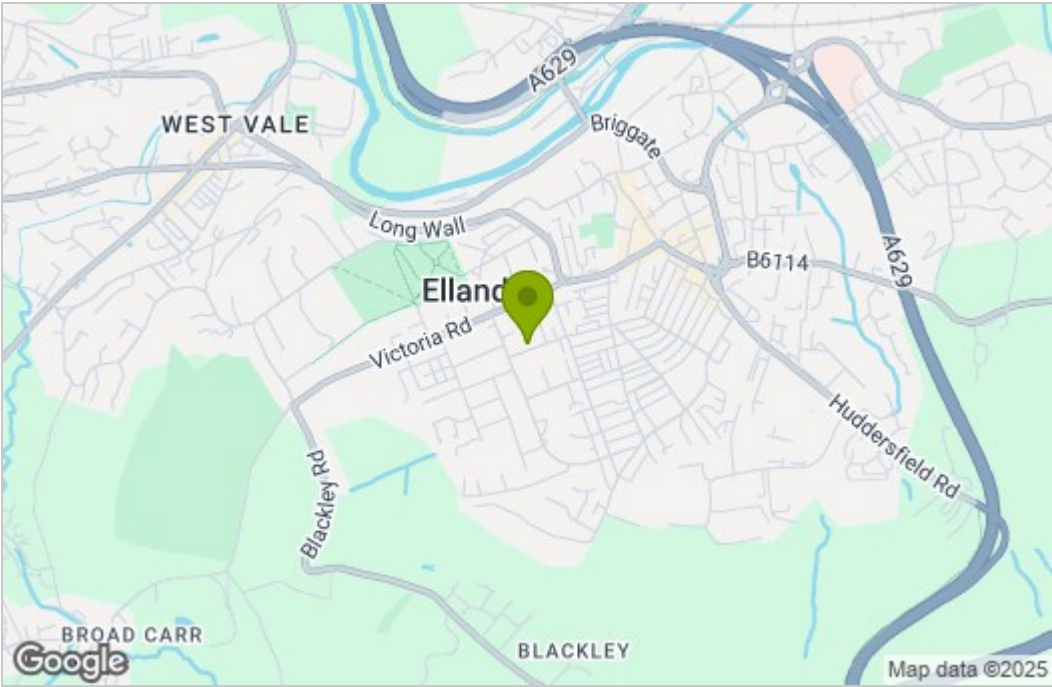
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Floor Plan

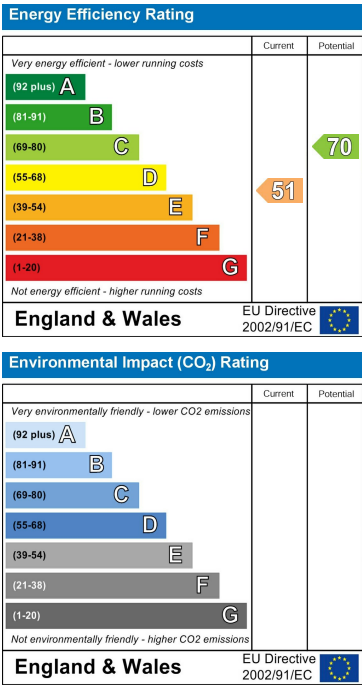


Total area: approx. 108.2 sq. metres (1164.4 sq. feet)

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.