



30 Waverley Road, Elland, HX5 0NL

£194,000

Offered FOR SALE is this newly refurbished THREE bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. Useful cellar.

To the first floor; landing, three bedrooms and bathroom with four piece suite. Gardens front and rear.

The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. NO CHAIN. Viewing essential.

Ground Floor

Entrance Hallway



Obscure double glazed door with window above to front. Radiator, staircase access to first floor and doors to dining room and lounge;

Lounge 11'11" x 12'3" (3.65 x 3.75)



Radiator, Upvc double glazed leaded effect window to front, inset to chimney breast with tiled surround and cornice to ceiling. Mobile room stat.

Dining Room 12'9" max x 14'1" max (3.9 max x 4.3 max)



Radiator, inset to chimney breast, ceiling rose and cornice to ceiling. Upvc double glazed leaded effect French doors with window above to rear. Door to kitchen;

Kitchen 5'6" max x 12'7" max (1.7 max x 3.85 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and space for under counter fridge. Breakfast bar, gas cooker point and extractor hood above. Vokera condensing combi boiler and Upvc double glazed leaded effect window to rear. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Upvc obscure double glazed window to rear. Gas meter, electric meter and fusebox.

First Floor

Landing



Radiator, cornice to ceiling and loft hatch. Doors to bathroom and bedrooms;

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



Double bedroom with radiator, cornice to ceiling and Upvc double glazed leaded effect window to front.

Bedroom Two 10'4" x 12'5" (3.15 x 3.8)



Double bedroom with radiator, cornice to ceiling and Upvc double glazed leaded effect window to rear.

Bedroom Three 6'6" max x 13'9" max (2 max x 4.2 max)



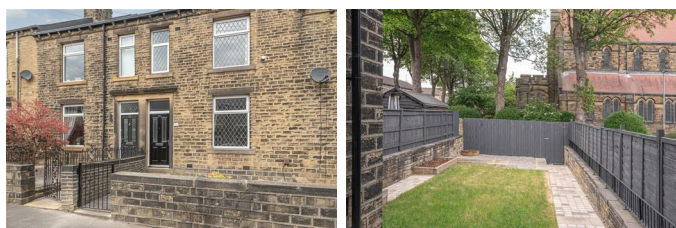
Single bedroom with radiator, cornice to ceiling and Upvc double glazed leaded effect window to front.

Bathroom 5'6" x 9'0" (1.7 x 2.75)



Four piece suite comprising low flush w.c. pedestal wash basin bath and corner shower with electric shower. Radiator, tiled walls and Upvc obscure double glazed window to rear.

External



To the front is a pebbled garden and to the rear is a patio lawn and pebbled garden with raised flowerbeds and outside tap.

Parking

On street parking

Tenure

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

Energy Rating

C

Council Tax Band

B

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.

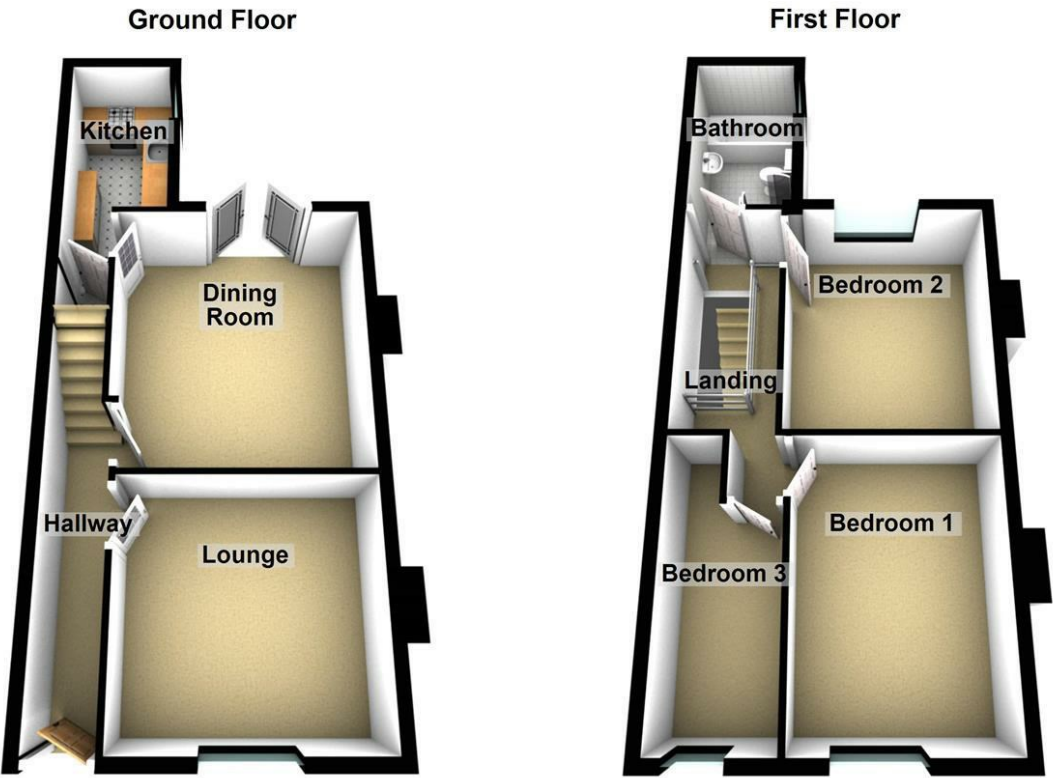
Boundaries & Ownerships

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.

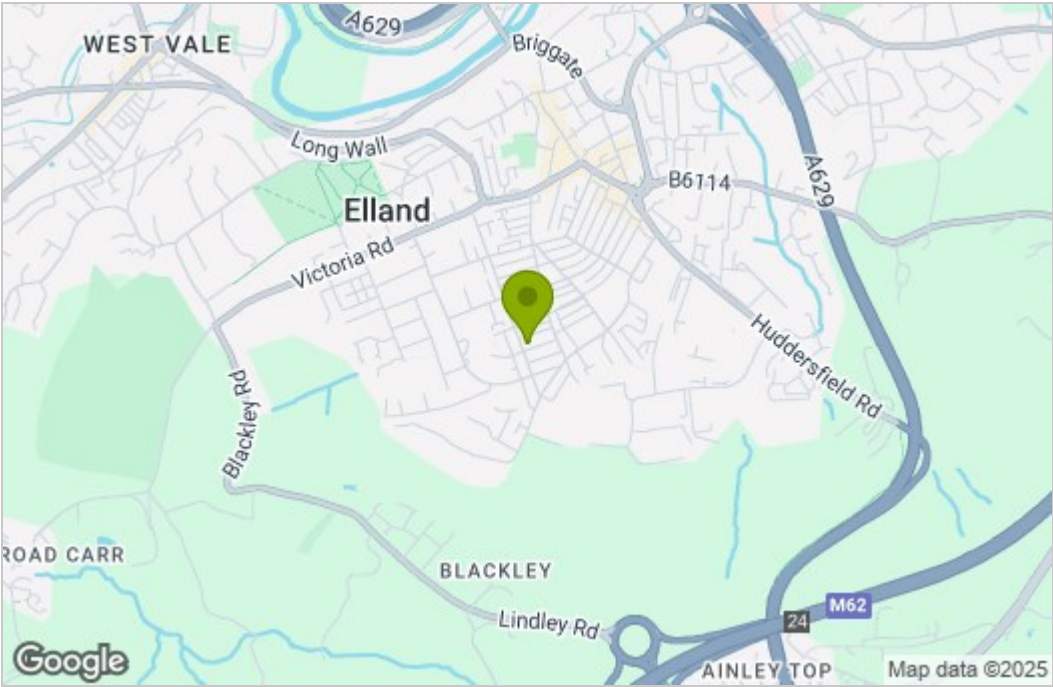
Mortgages

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.**

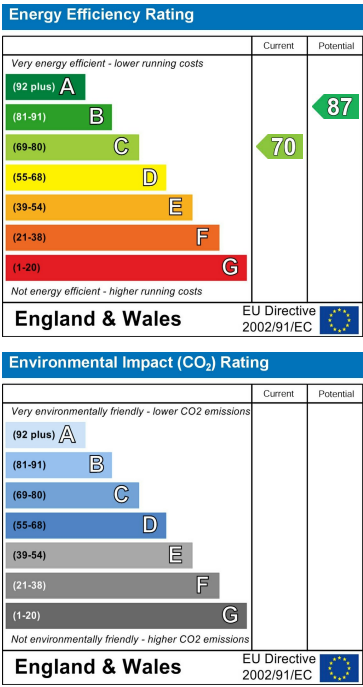
Floor Plan



Area Map



Energy Efficiency Graph



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.