



49 Caldercroft, Elland, HX5 9AY

£260,000

Offered FOR SALE is this THREE bedroom semi-detached property in a most sought after part of Elland. Accommodation comprises; Entrance lobby, lounge with useful understairs storage and modern dining kitchen with bi-fold doors leading onto the garden. Three bedrooms and bathroom to first floor. Gardens front and rear. Driveway providing off road parking and garage. The property has the benefit of Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family buy. Viewing is essential.

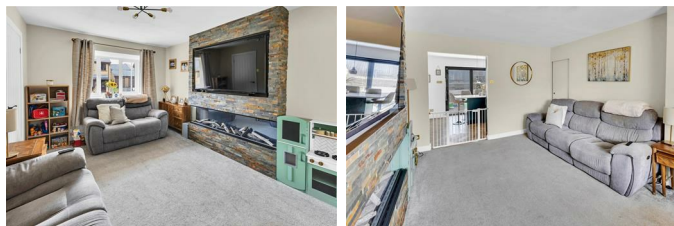
Ground Floor

Entrance Lobby



Radiator, Upvc double glazed window to side and Upvc obscure double glazed door to front. Coving to ceiling, staircase access to first floor and door to lounge;

Lounge 11'3" max x 14'11" max exc. bay (3.45 max x 4.55 max exc. bay)



Radiator, Upvc double glazed bay window to front and tiled media wall for a 65 inch tv and app controlled electric fire. Understairs storage housing the 'British Gas' condensing combi boiler and fusebox, Telephone point and opening to dining kitchen;

Dining Kitchen 9'10" x 14'9" (3 x 4.5)



Having a range of wall and base units plus island with quartz worktop and tiled splashback. Instant hot water tap, 'Hoover' washing machine and 'Hi Sense' dishwasher. 'Hi-sense' microwave. electric oven and grill. Self extracted induction hob, 'indesit' fridge/freezer, hidden pantry and pull out larder. Inset sink, radiator, LVT floor and aluminum double glazed bi-fold door to rear. Speaker system and spotlights.

First Floor

Landing



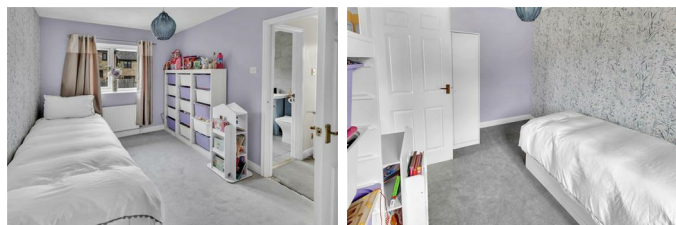
Upvc double glazed window to side, loft hatch, overstairs storage cupboard. Coving to ceiling and doors to bathroom and bedrooms;

Bedroom One 8'4" x 13'5" (2.55 x 4.1)



Double bedroom with radiator, Upvc double glazed window to front and fitted wardrobes with sliding mirrored doors.

Bedroom Two 8'4" x 11'5" (2.55 x 3.5)



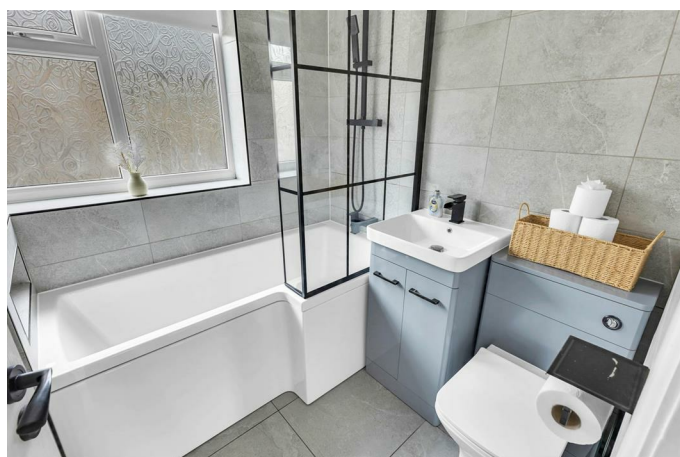
Double bedroom with radiator, Upvc double glazed window to rear.

Bedroom Three 6'0" x 7'4" (1.85 x 2.25)



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

Bathroom 5'10" x 6'0" (1.8 x 1.85)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and 'p' shaped bath with waterfall tap, mixer shower and waterfall shower. Glass shower screen. Inset to wall, spotlights, heated towel radiator and Upvc obscure double glazed window to rear. Tiled floor and walls.

External



To the front is a pebbled rockery with shrubs. External light. Driveway to side which provides off road parking for three cars and leads to detached garage with up and over door. It has power, light and water with plumbing for washing machine. Outside rap, security light and smart gas and electric meters. To the rear there is two patio areas and a pebbled area with shrubs. Security light.

Parking

Driveway provides off road parking.

Garage

Tenure

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

Energy Rating

C

Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

Property to Sell?

Call 01422 370320 for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

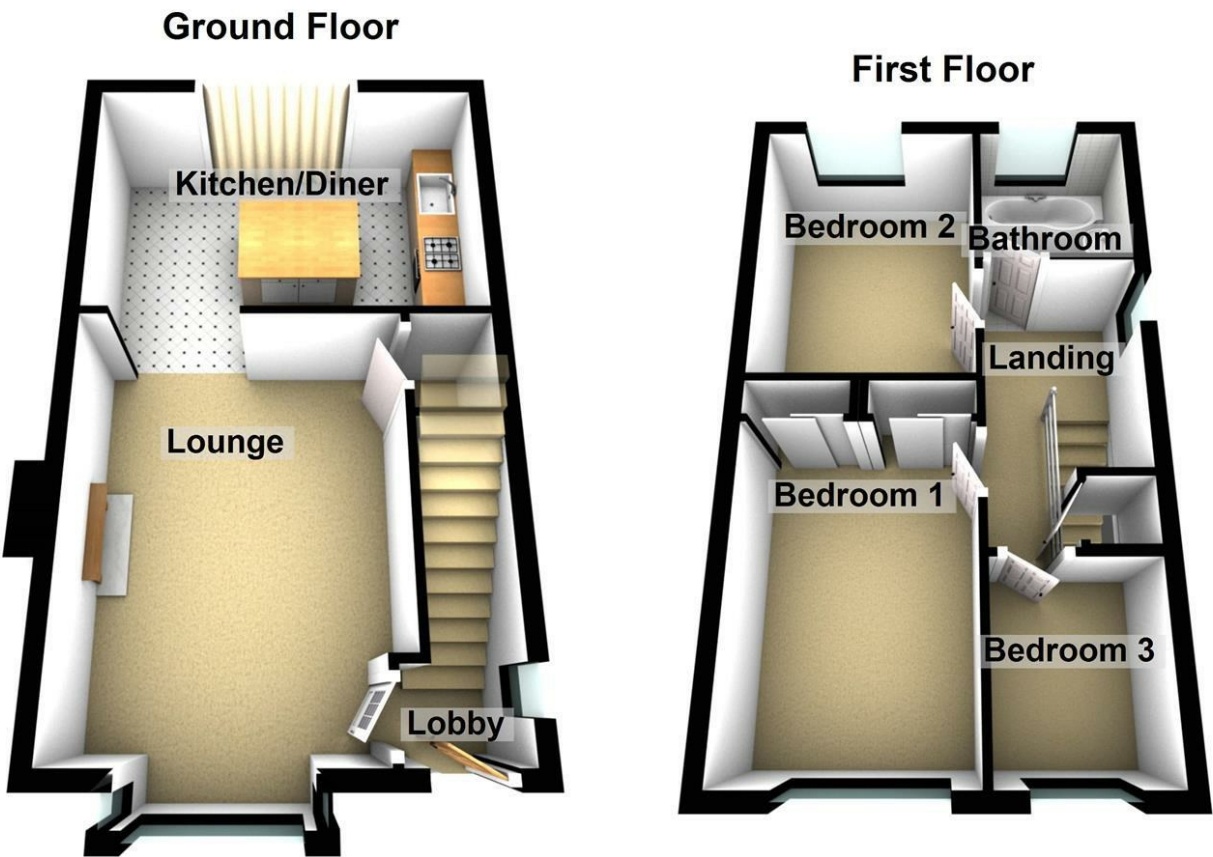
Boundaries & Ownerships

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.

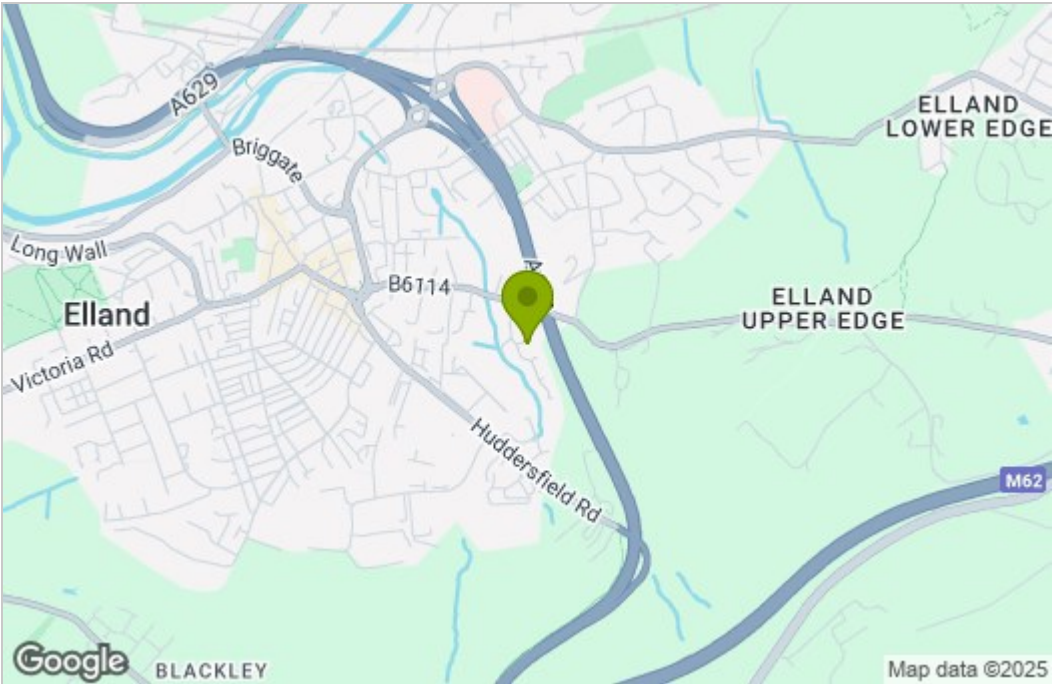
Mortgages

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 01422 370320. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

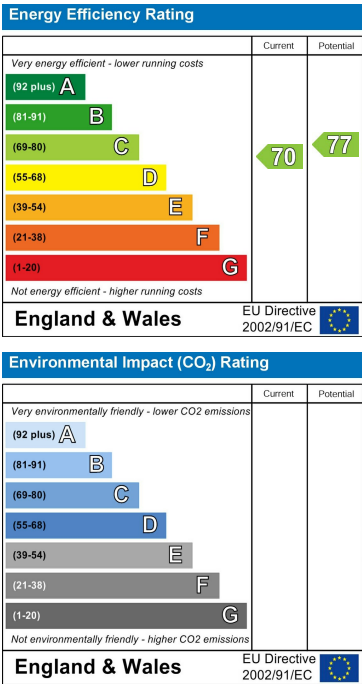
Floor Plan



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.