



23 Rufford Road, Elland, HX5 0LQ

Offers In The Region Of £290,000

Welcome to Rufford Road, Elland. No expense has been spared on this semi-detached bungalow which you can simply just walk in to. Accommodation comprises; Entrance hallway, lounge, kitchen, bathroom and two double bedrooms. The loft has been converted into a spacious master suite with en-suite shower room. Gardens to three sides, off road parking and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. In the last couple of years the property has been rewired, had a new central heating system, new ceilings and been replastered and decorated. New internal doors, kitchen and bathrooms. New composite door and flooring.

Ground Floor

Entrance Hallway



Obscure double glazed composite door to side, cornice to ceiling, mains wired smoke alarm and spotlights. Cushioned vinyl floor, radiator and storage cupboard housing the fusebox and electric meter. Doors to kitchen, bedrooms, bathroom and lounge;

Lounge 16'2" max x 13'1" max (4.93 max x 3.99 max)



Radiator, two cable points and Upvc double glazed window to front. Inset to chimney breast with granite base, cornice to ceiling and spotlights.

Kitchen 7'7" max x 11'0" max (2.33 max x 3.36 max)



Having a range of wall and base units with quartz worktop and splashbacks and windowsill. Inset sink and drainer, electric 'AEG' oven, four ring 'AEG' induction hob and 'Neff' extractor hood above. Plumbing for washing machine, integrated fridge and freezer, wall mounted 'Ideal' instant condensing combi boiler. Gas meter, stop tap, plinth lighting and under cupboard lighting.

Bedroom Two 9'10" x 12'7" (3.01 x 3.85)



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

Bedroom Three 7'1" x 10'8" (2.16 x 3.27)



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

Bathroom



Three piece suite comprising low flush w.c. sink with vanity unit and bath with glass shower screen, mains shower and waterfall shower. Cushioned vinyl flooring, heated towel radiator and tiled walls. Spotlights and Upvc obscure double glazed window to side.

First Floor

Bedroom One 15'0" max x 19'6" max (4.59 max x 5.95 max)



Double bedroom with mains wired smoke alarm, radiator and spotlights. Upvc double glazed window to rear.

En-suite Shower Room



Three piece suite comprising wall hung w.c. sink with vanity unit and double (one and a half meter) shower cubicle with mains shower and waterfall shower. Cushioned vinyl floor, part tiled walls and heated towel radiator. Spotlights and Upvc obscure double glazed window to rear.

External



To the front is a slate garden with raised soil border having various shrubbery and bushes. Security light, outside tap and socket. Tarmac drive proving off road parking and leading to the garage. Lawn to side. Two external lights, security light and Ring camera. To the rear is a patio garden. Security light.

Parking

Off street parking. On street parking also available.

Garage

Detached garage with up and over door.

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.

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.

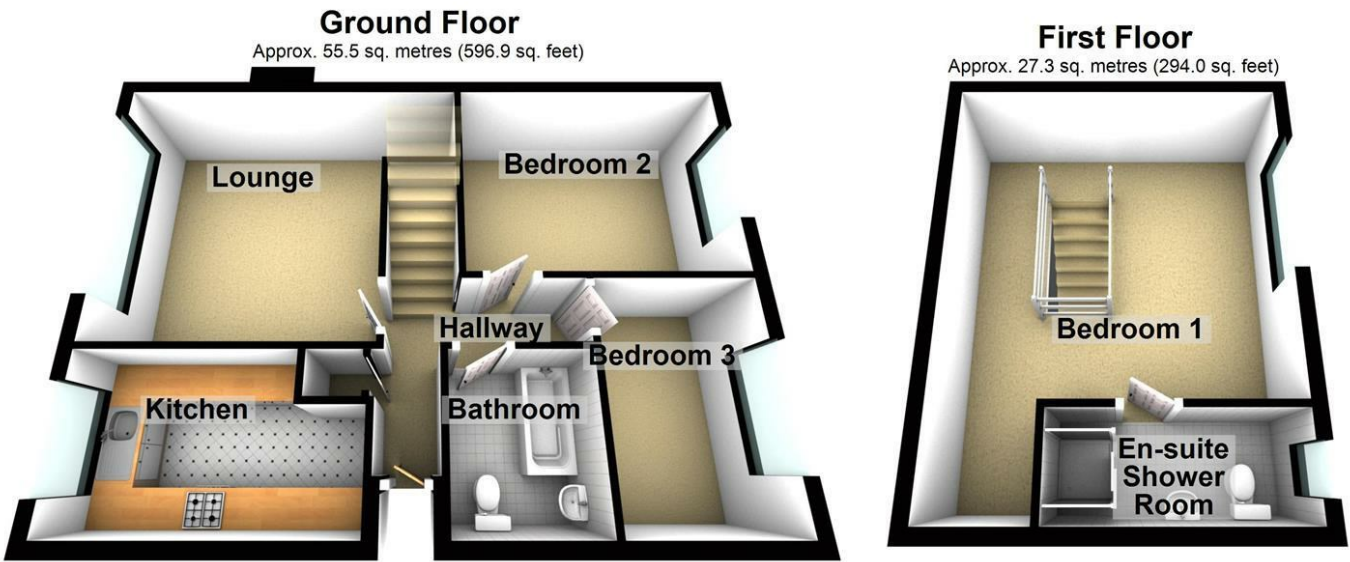
Boundaries & Ownerships

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

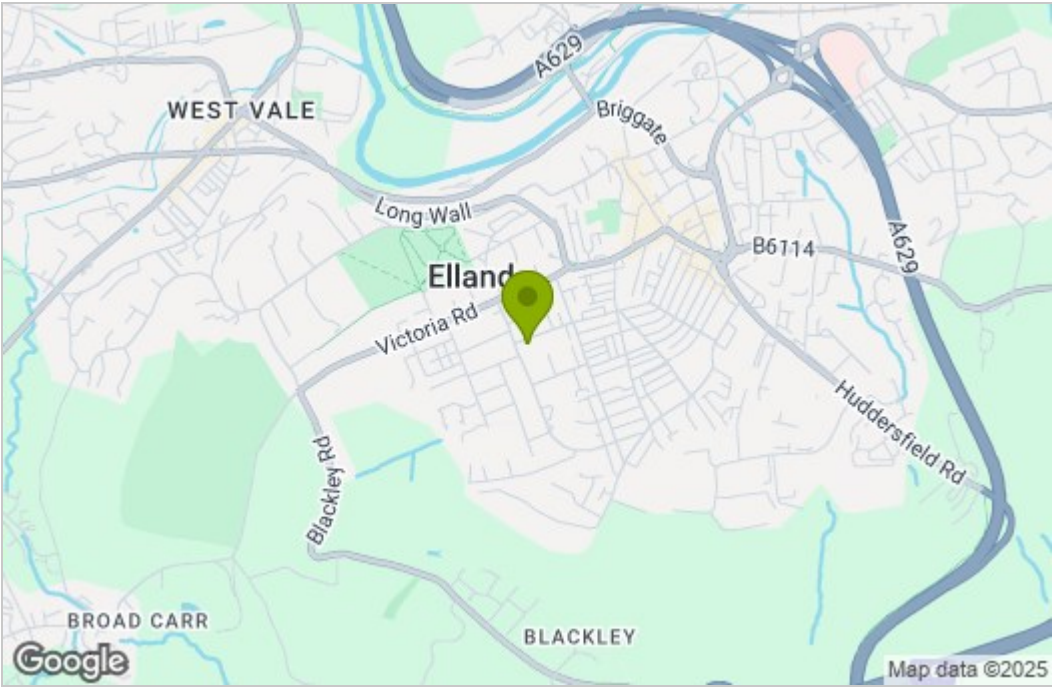
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Floor Plan

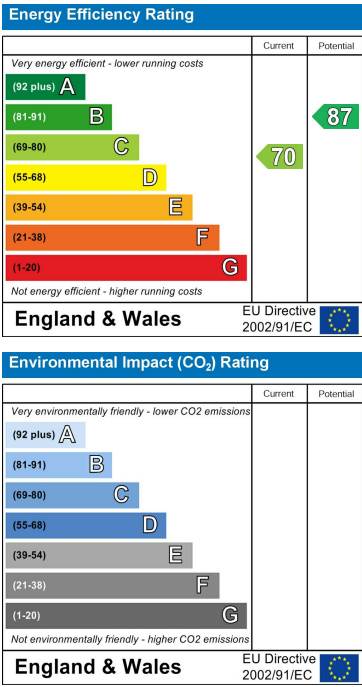


Total area: approx. 82.8 sq. metres (890.9 sq. feet)

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.