



36 Victoria Avenue, Elland, HX5 0AZ

£200,000

Offered FOR SALE is this THREE bedroom stone built end terrace in this popular part of Elland. Situated on this pleasant cul-de-sac near to the park, accommodation comprises; Entrance lobby, lounge and dining kitchen. To the first floor; landing, three bedrooms and shower room. Gardens front and rear and off road parking. 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 Lobby



Upvc obscure double glazed door to front, radiator, coving to ceiling and room stat. Staircase access to first floor and door to lounge;

Lounge 11'9" max x 16'2" max (3.6 max x 4.95 max)



Upvc double glazed window to front, radiator and coving to ceiling. Living flame gas fire with decorative fireplace, t.v. aerial lead and telephone point. Door to dining kitchen;

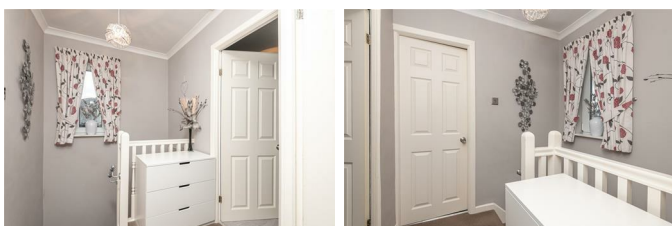
Dining Kitchen 8'0" x 16'2" (2.45 x 4.95)



Having a range of wall and base units with laminate worktop and splashback. Space for fridge/freezer, electric oven, gas hob, glass splashback and extractor hood above. Stainless steel sink and drainer and plumbing for washing machine. Engineered wood floor, radiator, two Upvc double glazed windows and Upvc obscure double glazed door to rear. Understairs storage with tiled floor and two Upvc double glazed windows to side.

First Floor

Landing



Upvc double glazed window to side, coving to ceiling and loft hatch with drop down ladder. Doors to shower room and bedrooms;

Bedroom One 11'11" x 12'9" (3.65 x 3.9)



Double bedroom with radiator and Upvc double glazed window to front. Built in wardrobes with sliding mirrored doors and telephone point.

Bedroom Two 8'0" max x 12'7" max (2.45 max x 3.85 max)



Double bedroom with radiator and Upvc double glazed window to rear. Fitted wardrobe housing the 'Vaillant' condensing combi boiler.

Bedroom Three 6'10" x 8'10" (2.1 x 2.7)



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

Shower Room 4'9" x 7'10" (1.45 x 2.4)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower with electric shower. Radiator, tiled floor, tiled walls. Upvc ceiling, spotlights and extractor fan.

External



Patio garden to front. Driveway to side providing off road parking. Security light. To the rear is a patio, decked and lawn garden. Wooden shed, gas and electric meters, outside tap and security light.

Parking

Off road parking for two cars. On street parking also available.

Tenure

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

Energy Rating

D

Council Tax Band

A

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.

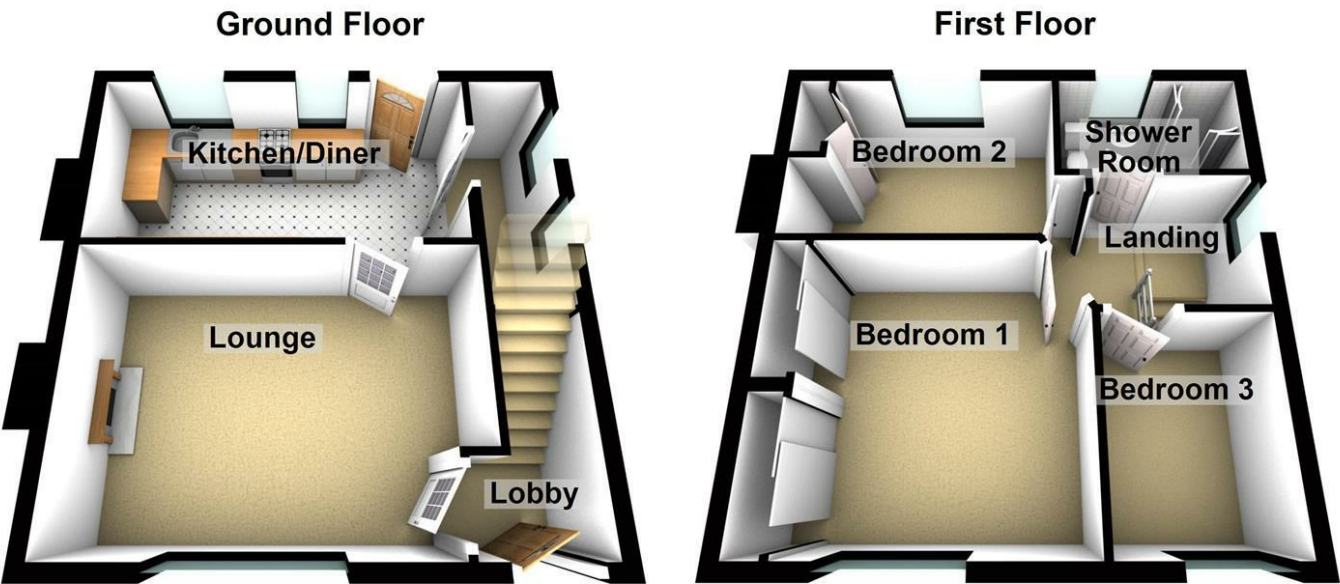
Boundaries & Ownerships

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.

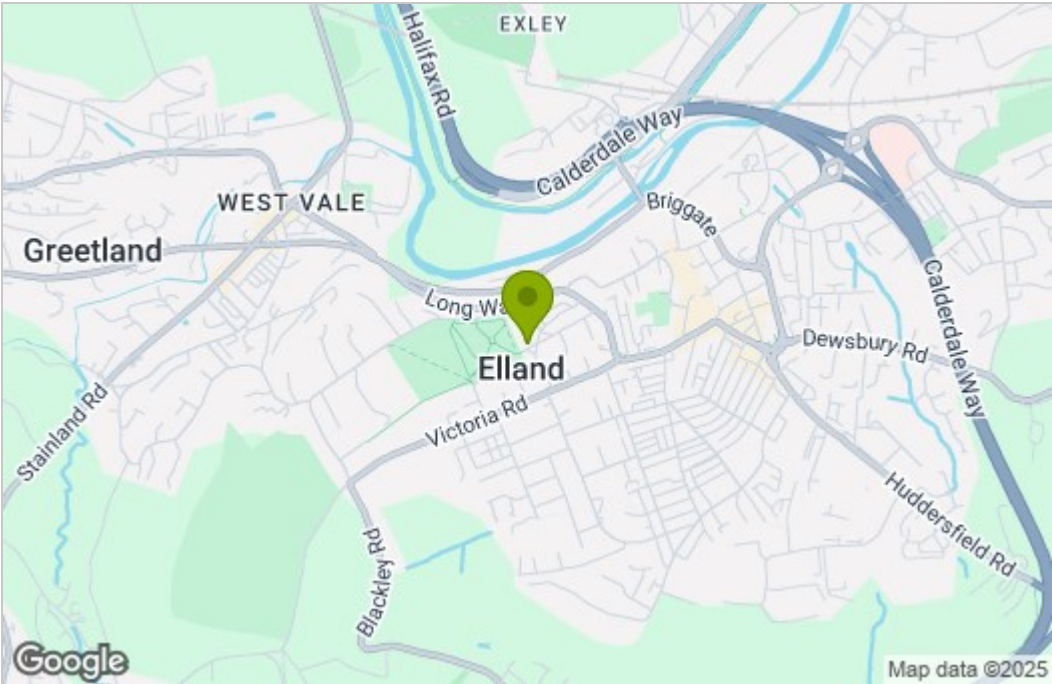
Mortgages

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.**

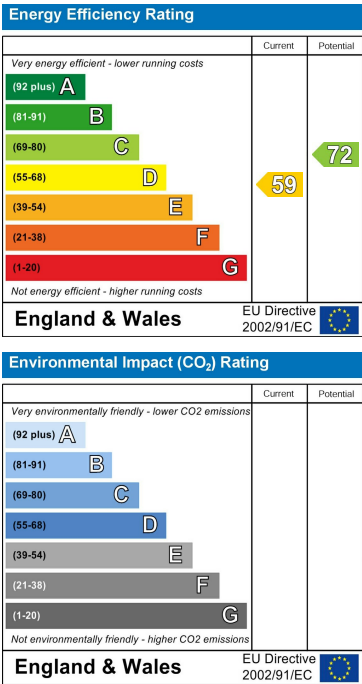
Floor Plan



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.