



8 Waverley Road, Elland, HX5 0NL

Offers In The Region Of £240,000

Offered FOR SALE is this THREE bedroom plus TWO ATTIC ROOM stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance lobby, hallway, lounge, dining kitchen, utility and shower room. Cellar. To the first floor; landing, three bedrooms and bathroom. To the second floor; landing and two attic rooms. Gardens front and rear. Lovely view of the church to the back of the house. Off road parking space for one car to rear. On street parking also available. 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.

Ground Floor

Entrance Lobby



Upvc obscure double glazed door with Upvc obscure double glazed window above to front, cornice to ceiling, Door to hallway;

Hallway



Radiator, cornice to ceiling and picture rail. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 12'1" x 12'9" exc. bay (3.7 x 3.9 exc. bay)



Upvc double glazed bay window to front, radiator, picture rail and cornice to ceiling. Two telephone points, cable point and cast iron dual fuel stove with stone base and mantel. Nest room stat (app controlled).

Dining Kitchen 12'5" max x 13'1" max (3.8 max x 4 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, electric cooker point and space for a Range oven and dishwasher. Laminate floor, cornice to ceiling, Upvc double glazed window to rear and radiator. Door to staircase access to lower ground floor and door to utility;

Utility 4'11" x 5'6" (1.5 x 1.7)



Plumbing for washing machine and space for dryer and fridge/freezer. Upvc obscure double glazed door to side and door to shower room;

Shower Room 4'3" x 5'6" (1.3 x 1.7)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with electric shower. Radiator, stop tap and Upvc obscure double glazed window to side. Tiled floor and walls.

Lower Ground Floor

Cellar

Having power and light and housing the fusebox and electric meter.

First Floor

Landing

Coving to ceiling, picture rail and understairs storage. Staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One 9'6" x 13'5" (2.9 x 4.1)



Double bedroom with laminate floor, Upvc double glazed window to front and radiator.

Bedroom Two 10'9" x 12'9" (3.3 x 3.9)



Double bedroom with built in wardrobes with sliding mirrored doors, spotlights, radiator and Upvc double glazed window to rear.

Bedroom Three 6'6" x 10'7" (2 x 3.25)



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

Bathroom 5'10" x 9'4" (1.8 x 2.85)



Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen and electric shower. Tiled walls, tiled floor and chrome heated towel radiator. Extractor fan, storage cupboard housing the 'Worcester' condensing combi boiler (Approx. 4 years old. 6 year warranty and serviced annually) and Upvc obscure double glazed window to side.

Second Floor

Landing



Two storage cupboards, wooden double glazed velux window and doors to attic rooms;

Attic Room One 10'5" x 14'9" (3.2 x 4.5)



Wooden double glazed velux window, laminate floor and radiator.

Attic Room Two 9'2" x 12'5" (2.8 x 3.8)



Wooden double glazed velux window and radiator.

External



To the front is a pebbled garden with bushes. To the rear is a block paved and lawn garden. Gas meter. Outbuilding and parking space

Parking

Off road parking for one car. On street parking also available

Tenure

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

Energy Rating

TBC

Council Tax Band

B

Water

Water Rates

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.

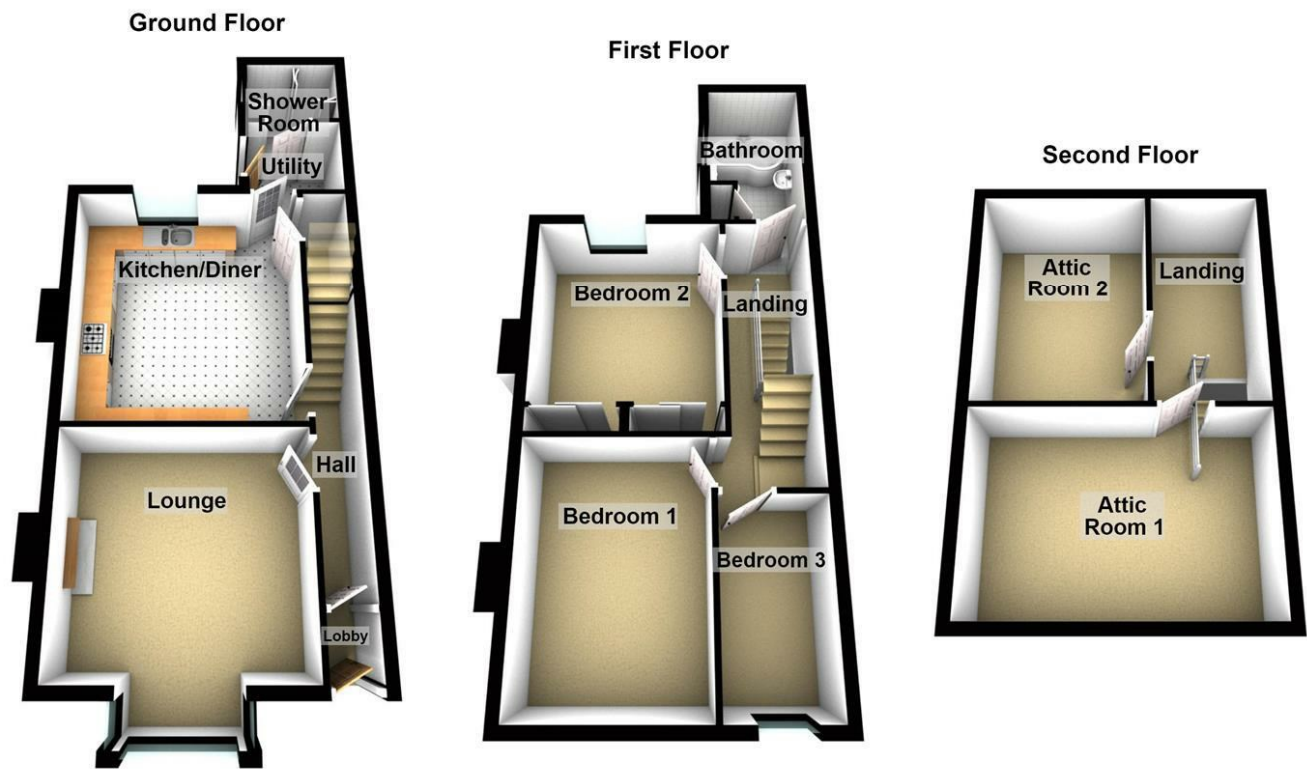
Boundaries & Ownerships

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.**

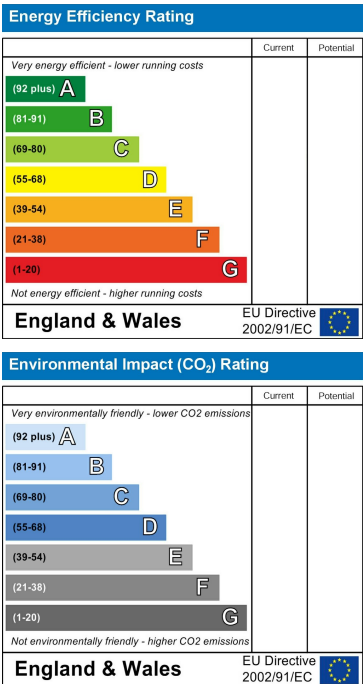
Floor Plan



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.