



22 Hammerstones Road, Elland, HX5 0QP

£375,000

Offered FOR SALE with NO CHAIN is this THREE bedroom stone built semi-detached property situated in this most sought after part of Elland. Accommodation comprises; Entrance lobby, hallway, lounge, dining room, kitchen, utility, shower room and cloaks/w.c. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear and driveway to side providing off road parking. The property benefits from majority Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

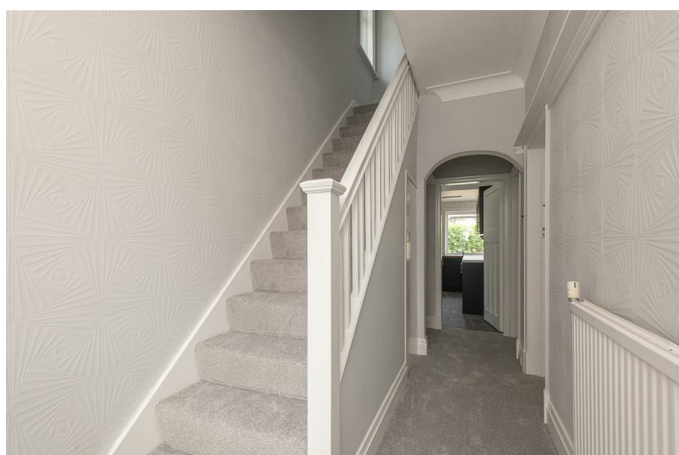
Ground Floor

Entrance Lobby 1'9" x 6'0" (0.55 x 1.85)



Upvc double glazed French doors and windows. Upvc ceiling and tiled floor. Door to hallway;

Hallway



Radiator, coving to ceiling, plate rack and staircase access to first floor. Understairs storage with coat hooks and housing the electric meter and fusebox. Doors to cloaks/w.c, kitchen, dining room and lounge;

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



T.v, aerial lead, art deco fireplace, coving to ceiling and radiator. Telephone point, t.v. point and Upvc double glazed bay window to front.

Dining Room 11'11" x 11'11" exc. bay (3.65 x 3.65 exc. bay)



Coving to ceiling, radiator and Upvc double glazed half bay window to rear.

Cloaks/w.c. 3'3" x 3'11" (1 x 1.2)



Low flush w.c. radiator and Upvc obscure double glazed window to side.

Kitchen 9'0" x 14'1" (2.75 x 4.3)



Having a range of wall and base units with laminate worktop. Radiator, space for fridge/freezer and Upvc obscure double glazed window to side. Upvc double glazed windows to rear, mobile room stat and stainless steel one and a half sink and drainer and electric cooker point.

Utility 6'10" max x 8'6" max (2.1 max x 2.6 max)



Tiled floor, Upvc obscure double glazed window to front and plumbing for washing machine. Condensing combi 'Worcester' boiler and obscure single glazed door to rear. Door to shower room;

Shower Room 7'2" max x 10'0" max (2.2 max x 3.05 max)



Radiator, Upvc double glazed window to rear, gas meter and shower cubicle with grab rails, shower walls and mains shower.

First Floor

Landing



Loft hatch with drop down ladder, Upvc obscure double glazed window to side, coving to ceiling and doors to bathroom and bedrooms;

Bedroom One 12'3" x 12'3" (3.75 x 3.75)



Double bedroom with radiator, Upvc double glazed window to front and coving to ceiling.

Bedroom Two 11'11" x 12'1" (3.65 x 3.7)



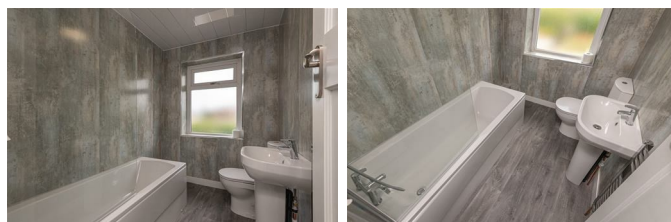
Double bedroom with coving to ceiling, radiator and Upvc double glazed window to rear.

Bedroom Three 5'10" x 8'0" (1.8 x 2.45)



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

Bathroom 5'8" x 7'8" (1.75 x 2.35)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mixer shower. Shower walls, chrome heated towel radiator and Upvc ceiling. Upvc obscure double glazed window to rear.

External



To the front is a patio garden with flowerbeds. To the side is a driveway and to the rear is a large patio garden with flowerbeds having bushes shrubbery and wildflowers. Outside socket, security lights and external light.

Parking

Driveway provides off road parking

Tenure

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

Energy Rating

D

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.

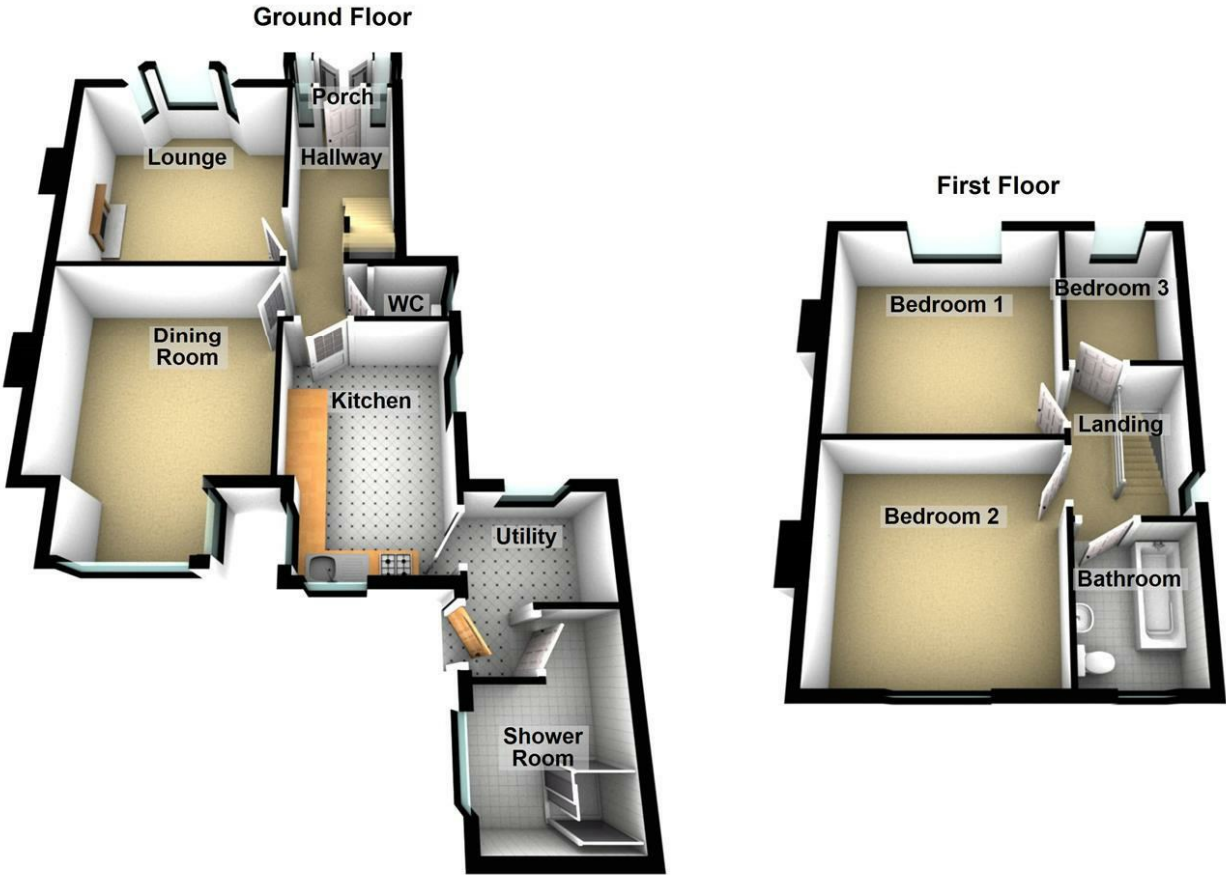
Boundaries & Ownerships

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.

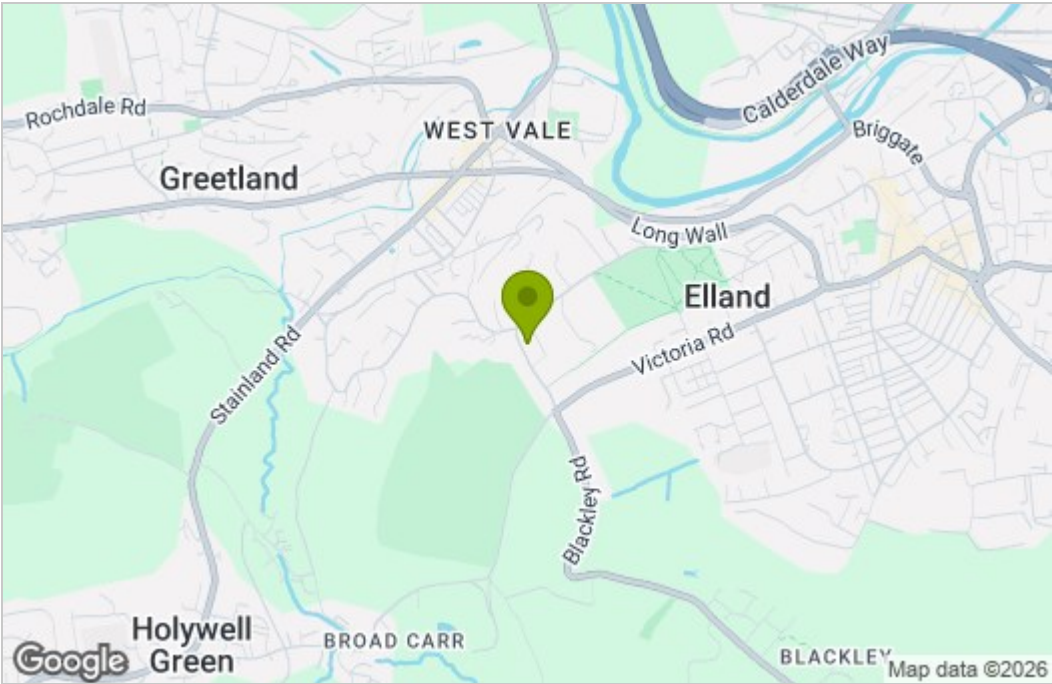
Mortgages

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.

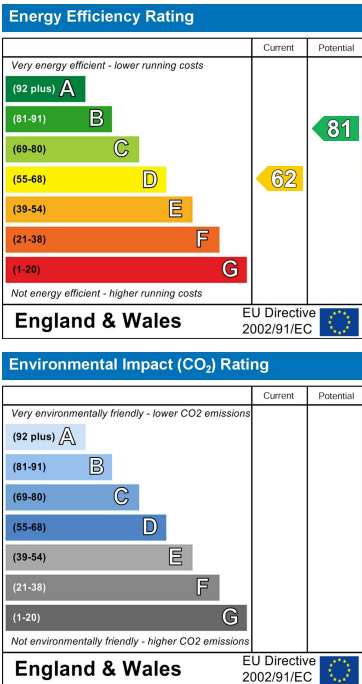
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.