







7 Crestfield Drive, Elland, HX5 0LW

£230,000

Offered FOR SALE with NO CHAIN is this ONE bedroom plus ATTIC room semi-detached bungalow in this popular part of Elland. Accommodation comprises; Dining Kitchen, Lounge, Bedroom and Bathroom. To the first floor; landing with built in wardrobes and attic room. Gardens front and rear, driveway providing off road parking and garage. The property benefits from Upvc double glazed and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Dining Kitchen 8'8" max x 21'3" max (2.65 max x 6.5 max)



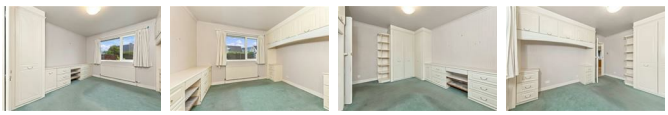
Upvc obscure double glazed door and two Upvc double glazed windows to side. Upvc double glazed window to front. Laminate floor, telephone point and radiator. Coving to ceiling, spotlights. Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, acrylic one and a half sink and drainer, 'indesit' electric oven, 'Hotpoint' four ring has hob and 'Hotpoint' extractor hood above. Programmer/room stat and doors to bathroom, bedroom and lounge;

Lounge 11'3" x 16'6" (3.45 x 5.05)



Upvc double glazed window to front. two telephone points, cable point and t.v. aerial leads. Wall lights, coving to ceiling and living flame gas fire with decorative surround. Radiator and staircase access to first floor.

Bedroom One 11'3" x 12'9" (3.45 x 3.9)



Double bedroom with radiator and Upvc double glazed window to rear. Coving to ceiling, built in wardrobes, cupboards, drawers, bedside cabinets and shelving.

Bathroom 8'0" x 8'8" (2.45 x 2.65)



Laminate floor, part tiled walls, radiator and Upvc obscure double glazed window to rear. Coving to ceiling, spotlights and extractor fan. Four piece suite comprising low flush w.c. pedestal wash basin bath and double shower cubicle with grab rail and 'mira' electric shower.

First Floor

Landing



Built in wardrobes with drawers, hanging rails and shelving. Coving to ceiling and door to attic room;

Attic Room 8'8" x 10'9" (2.65 x 3.3)



Upvc double glazed window to side, radiator and under eaves storage housing the 'Ideal' condensing combi boiler.

External



To the front is a lawn garden with matures bushes and shrubbery. To the rear is a patio and lawn garden.

Parking

Driveway provides off road parking. Garage

Tenure

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

Energy Rating

TBC

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.

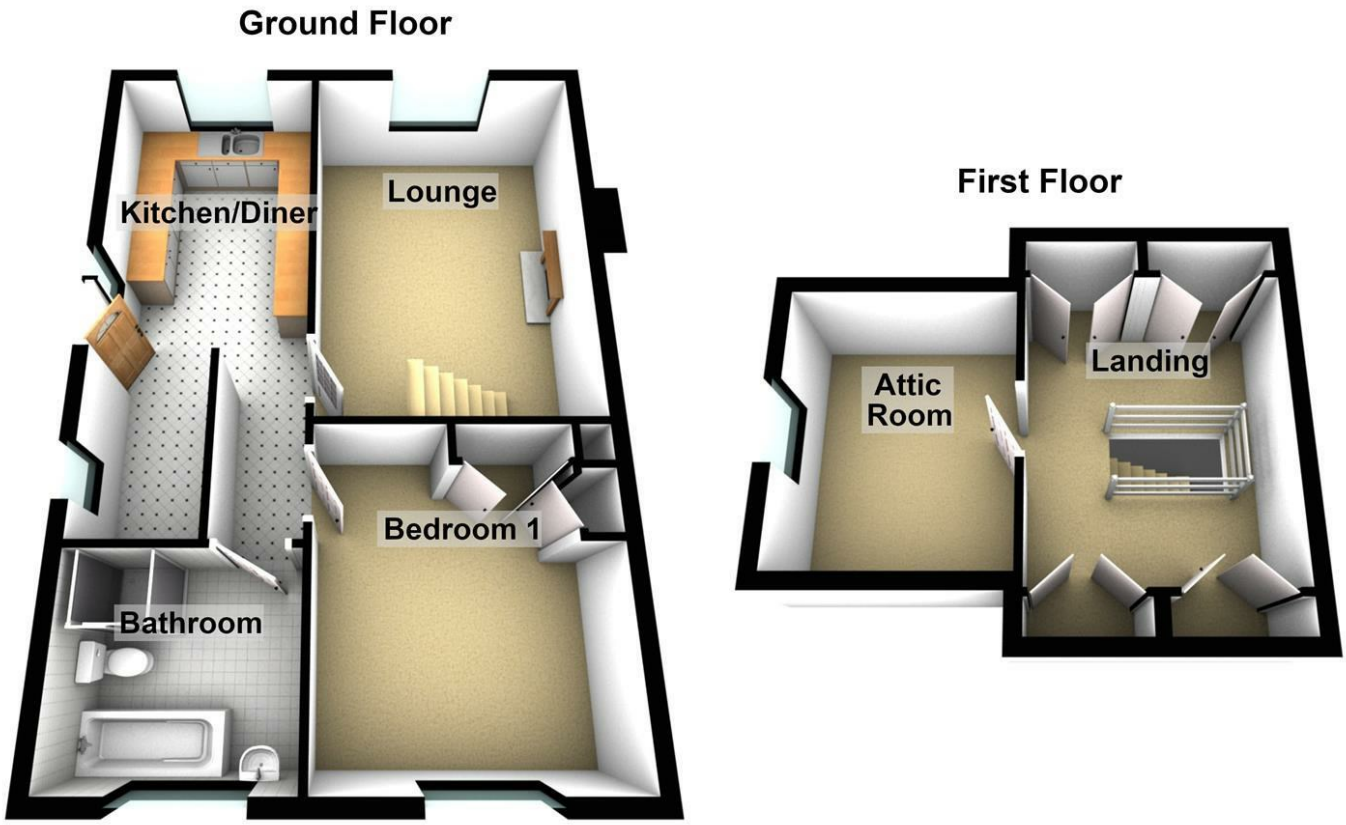
Boundaries & Ownerships

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.

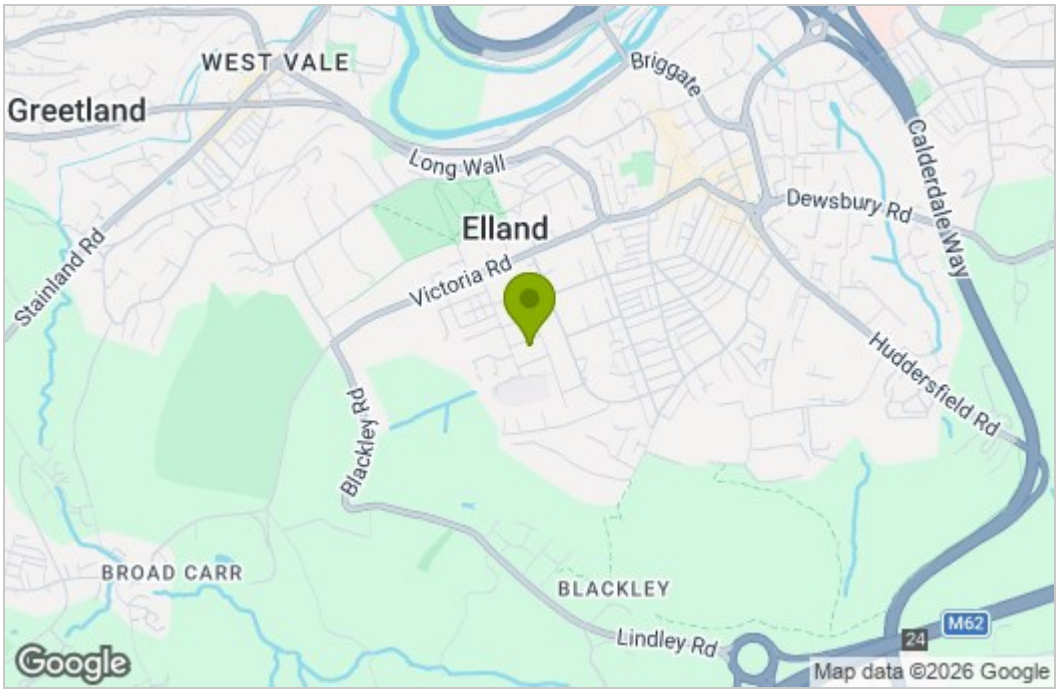
Mortgages

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.

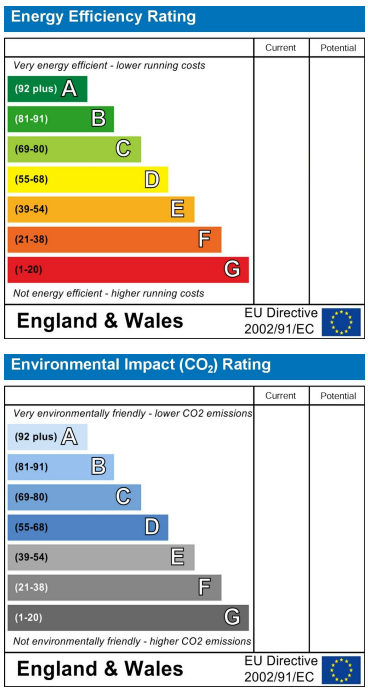
Floor Plan



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

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