



9 Woodman Avenue, Elland, HX5 0PE

**£325,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom DETACHED bungalow situated on this cul-de-sac location in Elland. Accommodation comprises; Kitchen, lounge, inner hallway, shower room and two double bedrooms. Gardens front and rear, driveway and garage. The property benefits from Upvc double glazing, gas central heating and cavity wall insulation. As well as a security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Kitchen 8'6" x 13'5" (2.6 x 4.1)



Upvc double glazed window to front and side and composite obscure double glazed door to front. Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated 'Bosch' dishwasher, integrated 'Bosch' washing machine and 'Franke' stainless steel one and a half sink and drainer. 'Bosch' four ring gas hob with extractor hood above, 'Bosch' double electric oven and grill and 'Bosch' fridge/freezer. Stop tap, under cupboard lighting and storage cupboard with hanging rail and shelf. Industrial matting upon entrance and vinyl floor. Door to lounge;

### Lounge 12'1" x 18'10" (3.7 x 5.75)



Coving to ceiling, spotlights and wall light. Two radiators, Upvc double glazed bay window to front and t.v. point. Cable point, telephone point and remoted controlled electric fire with lighting.

### Inner Hallway

Loft hatch. The loft is partially boarded with light and power. Combi boiler (approx. 5 years old). Storage cupboard, programmer/room stat and doors to shower room and bedrooms;

### Bedroom One 11'5" x 12'3" (3.5 x 3.75)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to rear. T.v. point, built in wardrobes and drawers and bedside cabinet.

### Bedroom Two 8'10" x 10'2" (2.7 x 3.1)



Double bedroom with industrial matting, spotlights and radiator. Upvc sliding patio doors to rear.

### Shower Room 5'2" x 6'6" (1.6 x 2)

Three piece suite comprising sensor flush w.c. sink with vanity unit and walk in shower with Italian glass shower screen, mains waterfall and mixer shower. Fully Italian tiled walls, tiled floor and heated sensor light up mirror. Toothbrush charger, Upvc obscure double glazed window to side and extractor fan. Spotlights and heated towel radiator.

### External



To the front is a patio and lawn garden . Dawn til dusk external light. To the side is a soak away resin driveway, outside tap, security light and gas and electric meters. To the rear is an Indian stone patio, raised railway sleeper bed and further patio seating area. Security light and store room with power, light, electric heater and work bench.

### Parking

Driveway provides plenty of off road parking

### Garage

Electric door, power and light and Upvc double glazed window to side.

### Tenure

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

### Energy Rating

D

### Council Tax Band

C

### Water

Water meter

### 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.

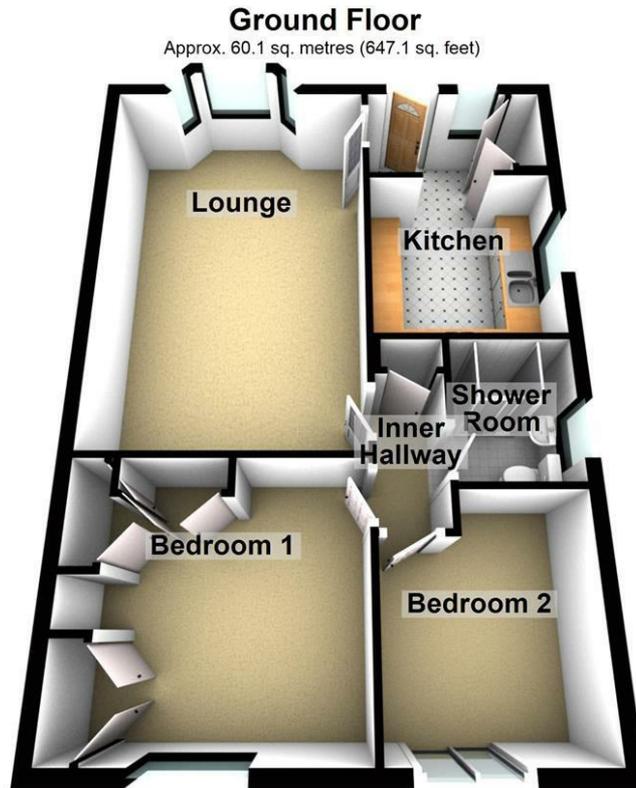
### **Boundaries & Ownerships**

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**

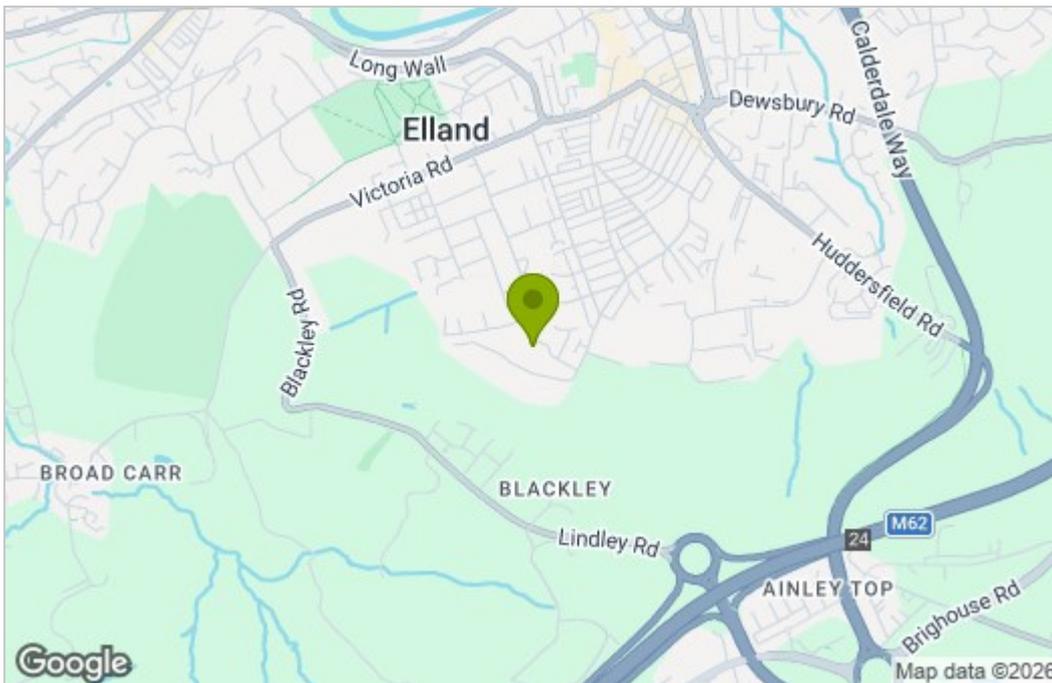
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## Floor Plan

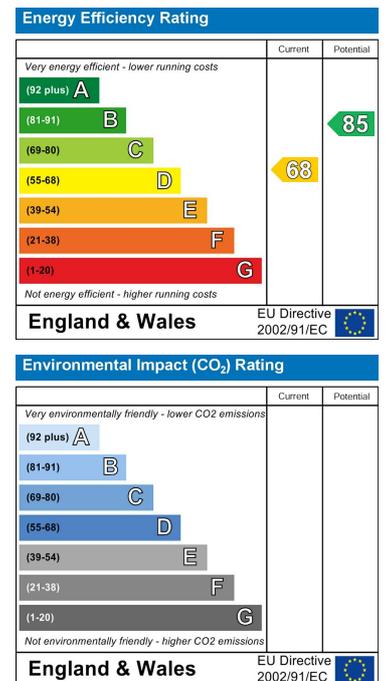


Total area: approx. 60.1 sq. metres (647.1 sq. feet)

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