



9 Norman Avenue, Elland, HX5 9BU

£200,000

Offered FOR SALE is this THREE bedroom with ATTIC ROOM stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge and kitchen. To the first floor; landing, three bedrooms and bathroom. Attic Room. Gardens front and rear and on street parking. 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



Composite obscure double glazed door with Upvc double glazed panel above to front. Radiator, staircase access to first floor and door to lounge;

Lounge 11'11" max x 12'11" max (3.65 max x 3.95 max)



Dual fuel fire with stone effect chimney breast and stone base. Part wood paneled walls, wall lights and radiator. Upvc double glazed bay window to front. Part laminate walls and ceiling, ceiling rose and door to kitchen;

Kitchen 7'0" x 15'10" (2.15 x 4.85)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, gas cooker point and space for a Range oven, glass splashback and extractor hood. Space for an American fridge/freezer, stainless steel one and a half sink and drainer with hose tap, space for dryer and 'Worcester' condensing combi boiler. Mobile room stat, laminate floor, understairs storage housing the electric meter and fusebox, Upvc double glazed leaded effect French doors and Upvc double glazed window to rear.

First Floor

Landing

Doors to bathroom and bedrooms;

Bedroom One 9'10" x 10'11" (3 x 3.35)



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

Bedroom Two 8'6" max x 8'6" max (2.6 max x 2.6 max)



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

Bedroom Three 5'10" max x 8'2" max (1.8 max x 2.5 max)



Single bedroom with radiator and Upvc double glazed window to front. Built in shelving and ladder stairs to attic room.

Bathroom 5'6" x 7'2" (1.7 x 2.2)



Three piece suite with low flush w.c. sink with vanity unit and corner bath with mains waterfall shower and folding glass shower screen. Part tiled, part laminate and part wood paneled walls and chrome heated towel radiator. Upvc obscure double glazed window to rear.

Second Floor

Attic Room 10'4" x 15'8" (3.15 x 4.8)



Undereaves storage and double glazed velux window.

External



Artificial lawn with raised border having various bushes and shrubs and seating area to front. To the rear is a decked and artificial lawn garden.

Parking

On street parking

Tenure

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

Energy Rating

TBC

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.

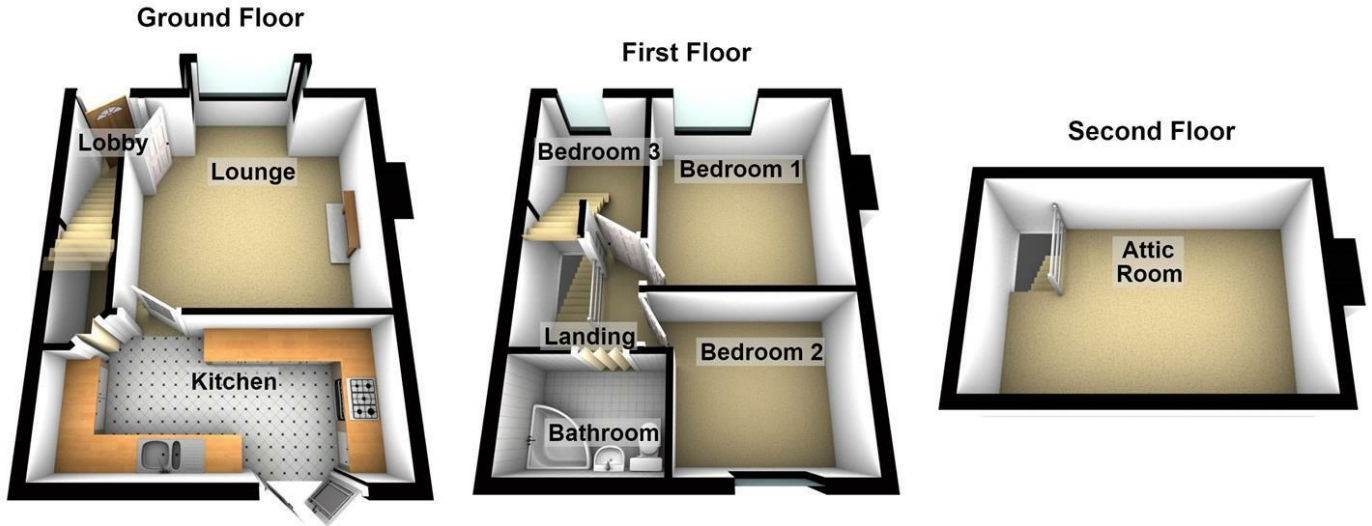
Boundaries & Ownerships

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.

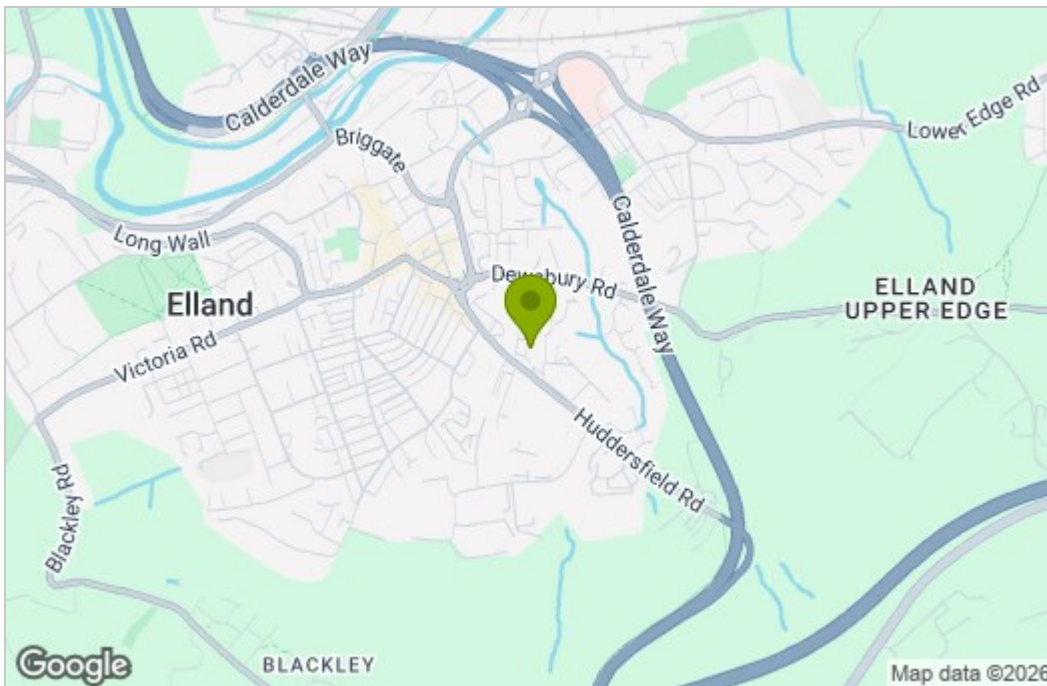
Mortgages

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.