



15 Waverley Road, Elland, HX5 0NL

**£195,000**

Offered FOR SALE with NO CHAIN is this THREE bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. Cellar. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear. 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 Hallway

Upvc double glazed door with panel above to front. Brush matting, dado rail and picture rail. Cornice to ceiling, programmer/room stat, staircase access to first floor and doors to dining room and lounge;

### Lounge 11'11" x 12'1" (3.65 x 3.7)



Radiator, laminate floor and Upvc double glazed window to front. Picture rail, cornice to ceiling and inset to chimney breast with gas point. Wall lights, t.v. aerial lead, cable point and telephone point.

### Dining Room 12'9" max x 13'11" max (3.9 max x 4.25 max)



Laminate floor, radiator and Upvc double glazed window to rear. Gas fire with decorative fireplace and cornice to ceiling. Door to kitchen;

### Kitchen 5'8" max x 17'10" max (1.75 max x 5.45 max)



Having a range of wall and base units with laminate worktop and tiled splashback. Electric oven, gas hob with extractor hood above and space for fridge/freezer. Plumbing for washing machine, stainless steel sink and drainer and 'Halstead' condensing combi boiler. Stop tap, radiator, two Upvc double glazed windows and Upvc obscure double glazed door to rear.

## Lower Ground Floor

### Cellar

Housing the electric meter and fusebox.

## First Floor

## Landing



Loft hatch (loft is part boarded). Dado rail, radiator and doors to bathroom and bedrooms;

### Bedroom One 10'4" x 13'3" (3.15 x 4.05)



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

### Bedroom Two 9'2" x 13'5" (2.8 x 4.1)



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

### Bedroom Three 6'4" x 10'5" (1.95 x 3.2)



Single bedroom with laminate floor, air vent, radiator and Upvc double glazed window to front.

### Bathroom 5'8" x 9'2" (1.75 x 2.8)



Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen and mixer shower. Laminate floor, shower walls and wood paneled ceiling. Chrome heated towel radiator, spotlights and Upvc obscure double glazed window to rear.

### External



Garden with bushes and shrubbery to front. Patio, decked and pebbled garden to rear.

### Parking

On street parking

### Tenure

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

### Energy Rating

D

### 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.

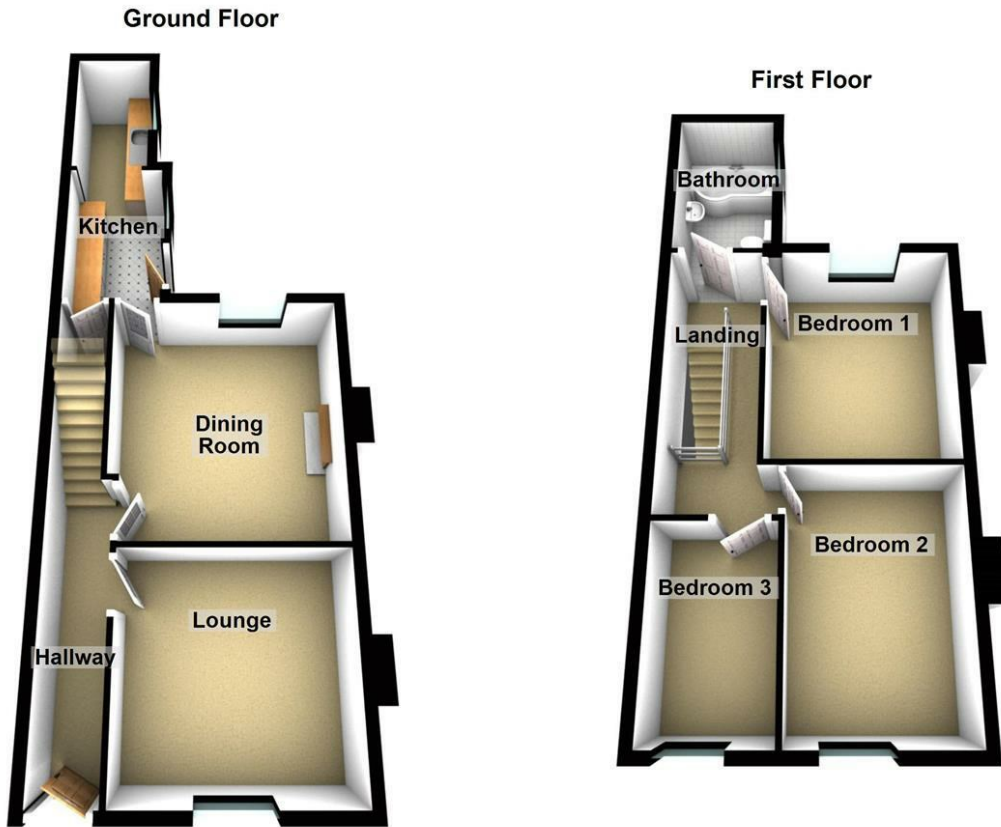
### Boundaries & Ownerships

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.

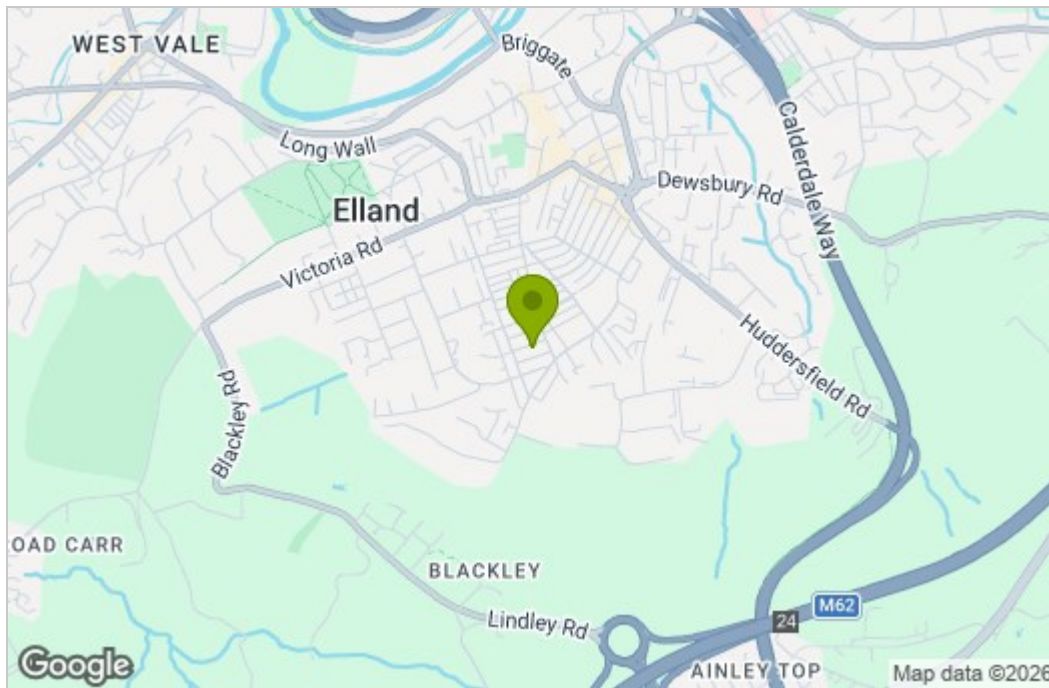
### Mortgages

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.**

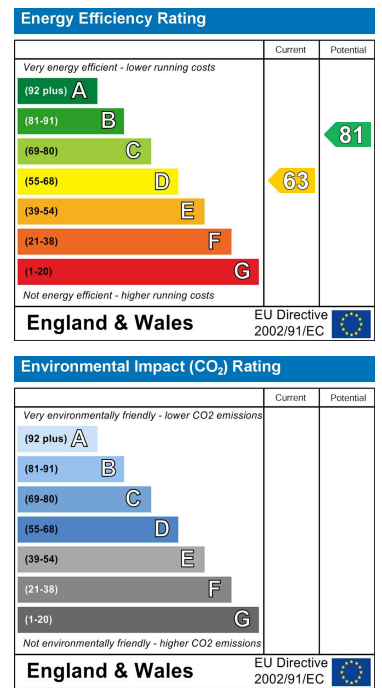
# Floor Plan



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