







14 Lodge Avenue, Elland, HX5 9PU

£225,000

Offered FOR SALE is this superb THREE bedroom end terrace property in the sought after Lower Edge area of Elland. Accommodation comprises; Spacious lounge with bay window, modern dining kitchen with integrated appliances and useful understairs storage. Two double bedrooms, single bedroom (all with fitted furniture) and modern bathroom. Gardens front and rear. Driveway provides off road parking for two cars. The property has the benefit of Upvc double glazing and gas central heating. Close to amenities, Old Earth primary school, transport links and access to the M62 motorway network. Ideal first time buy or family home. Viewing essential.

Ground Floor

Entrance Lobby

Radiator, Upvc obscure double glazed door to front, room stat, staircase access to first floor and door to lounge;

Lounge 12'2" x 13'11" (max exc bay x max) (3.71 x 4.24 (max exc bay x max))



Upvc double glazed bay window to front, radiator, wall lights and coving to ceiling. Living flame effect gas fire with marble surround and fireplace, shelving to one alcove, t.v. point and telephone point. Door to Dining Kitchen;

Dining Kitchen 8'10" x 16'9" (2.69 x 5.11)



Having a range of wall and base units with laminate worktop. Integrated 'Lamona' electric oven, microwave, 'Lamona' four ring gas hob with extractor hood above, washing machine and fridge/freezer. Acrylic one and a half sink and drainer, radiator, Upvc double glazed windows to rear and side, t.v. point and Upvc obscure double glazed door to side. Useful understairs storage housing the 'Vaillant' combi boiler installed in 2015. Electric meter, fusebox and stop tap.

First Floor

Landing



Upvc double glazed window to side, loft hatch with drop down ladder (loft is boarded in the middle) and has lighting. Doors to bathroom and bedrooms;

Bedroom One 8'8" x 11'2" (2.64 x 3.40)



Double bedroom with Upvc double glazed window to front, radiator and fitted 'Sharps' wardrobes (nine years warranty left).

Bedroom Two 9'6" x 10'0" (2.90 x 3.05)



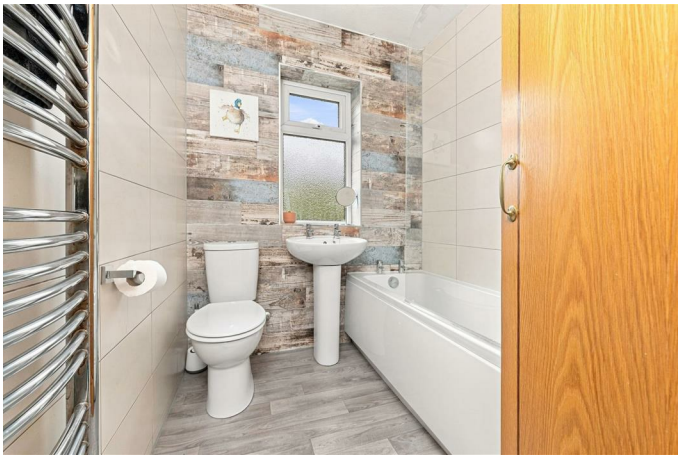
Double bedroom with radiator, fitted wardrobe and Upvc double glazed window to rear.

Bedroom Three 6'9" x 8'2" (2.06 x 2.49 (2.05 x 2.5))



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

Bathroom 5'11" x 6'11" (1.80 x 2.11)



Three piece white suite comprising low flush w.c. pedestal wash basin and bath with mains shower over (shower attachment and waterfall shower head). Storage cupboard, extractor fan, chrome heated towel radiator, fully tiled walls and Upvc obscure double glazed window to rear.

External



To the front is a patio area and block paved driveway. Path leads up to the front door and leads round the side with security light and store cupboard. To the rear is a huge south facing garden mainly laid to lawn with bushes and shrubbery. Gas meter, outside tap, security light. Insulated wooden shed with power and light. Outside power socket, patio area and driveway.

Parking

Driveway to front and back provides off road parking.

Tenure

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

Water

Water Rates

Energy Rating

D

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

Property to Sell?

Call 01422 370320 for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

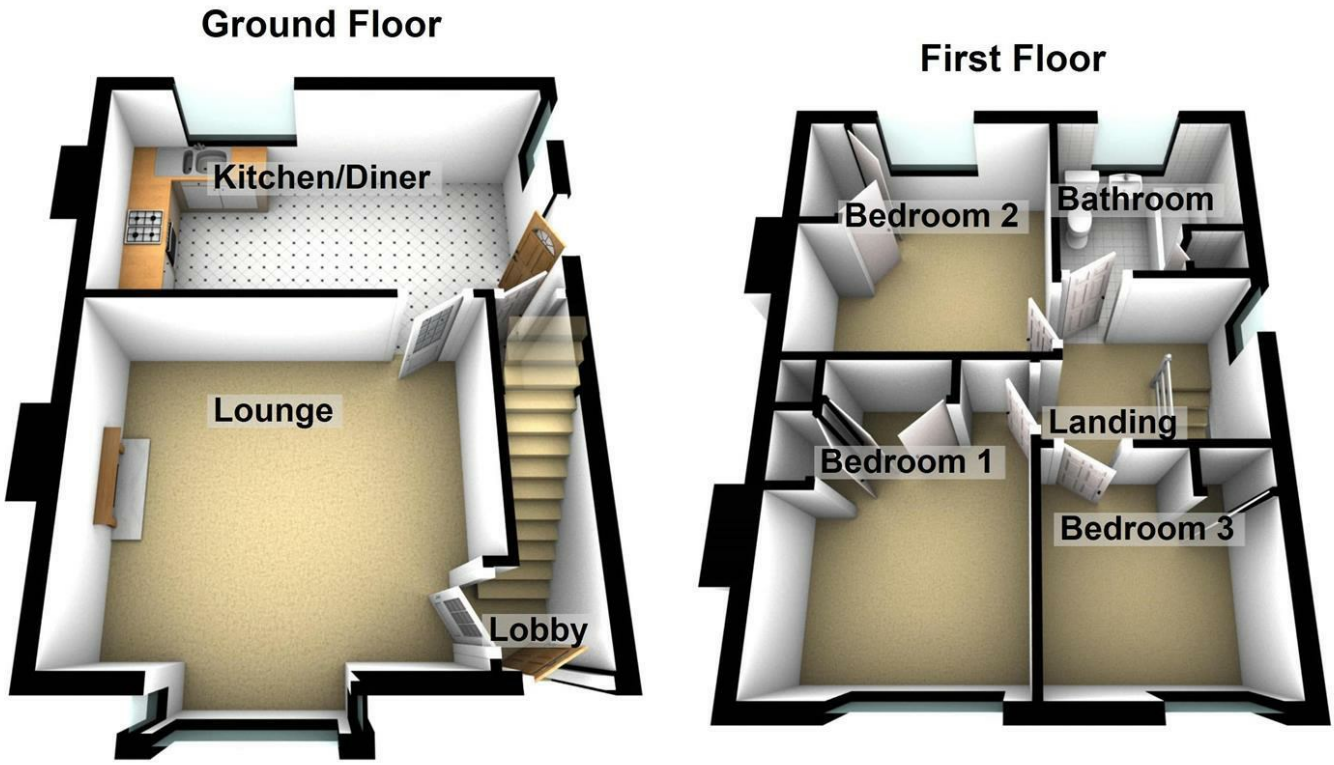
Boundaries & Ownerships

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.

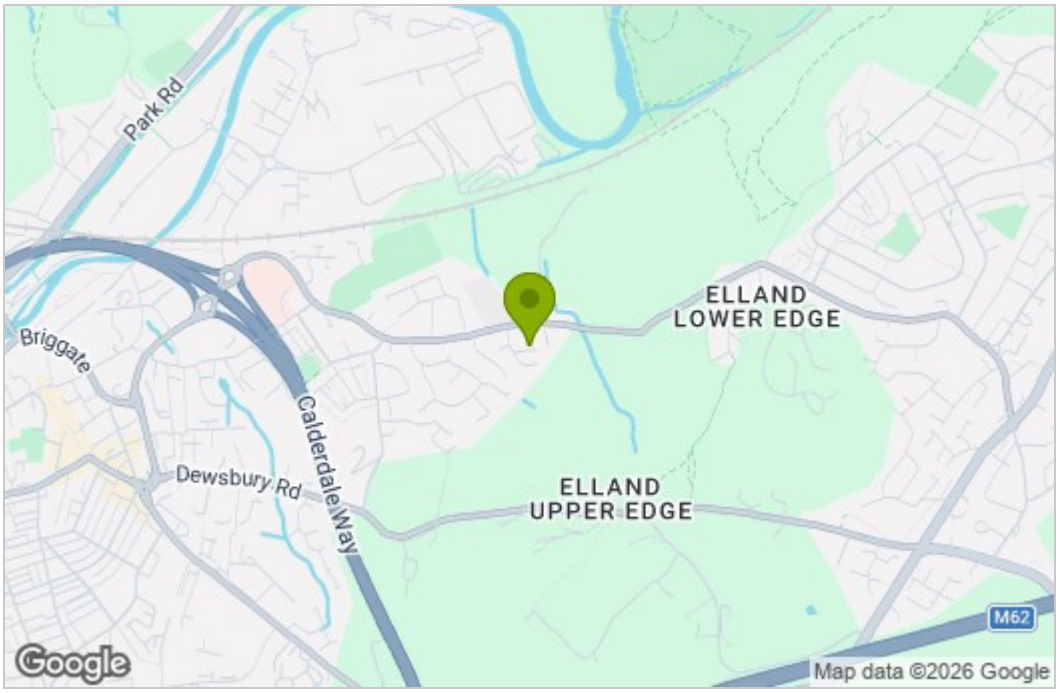
Mortgages

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 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

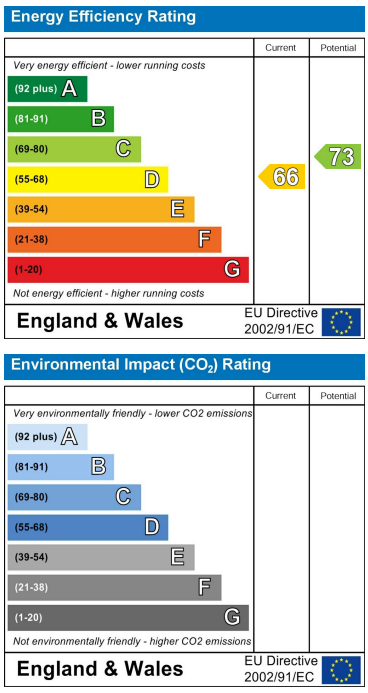
Floor Plan



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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