9 Waverley Road, Elland, HX5 0NL

£230,000

Offered FOR SALE is this deceptively spacious FOUR bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance hallway, lounge, dining room, kitchen and rear porch. To the first floor; landing, three bedrooms and bathroom. To the second floor is a fourth bedroom. 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. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway

Upvc obscure double glazed door with obscure double glazed panel above to front. Mosaic tiled floor, radiator and dado rail. Coving to ceiling, staircase access to first floor and doors to dining room and lounge;

Lounge 12'2" x 12'7" (3.73 x 3.86)

Upvc double glazed window to front, radiator and picture rail. Coving to ceiling, decorative ceiling and brick chimney breast with multi fuel burning stove, stone base and mantel. Wooden mantelpiece.

Dining Room 13'0" x 14'1" (3.97 x 4.31)

Upvc double glazed window to rear, picture rail and coving to ceiling. Ceiling rose, built in shelving and storage to one alcove. Radiator, wood floor and door to kitchen;

Kitchen 8'4" x 9'4" (2.55 x 2.87)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, gas hob and extractor hood above, stainless steel one and a half sink and drainer and plumbing for washing machine. Upvc double glazed window to rear, programmer/room stat, stop tap and tiled floor. Door to staircase access to lower ground floor and door to rear porch;

Rear Porch

Composite double glazed door and Upvc double glazed window to rear. Combi boiler (fully serviced and approx. 4 years old).

Lower Ground Floor

Cellar

Housing the electric meter and fusebox.

First Floor

Landing

Door to staircase access to second floor. Dado rail and doors to bathroom and bedrooms;

Bedroom One 10'4" x 13'8" (3.16 x 4.17)

Double bedroom with pipes for radiator, coving to ceiling and Upvc double glazed window to front. Inset to chimney breast.

Bedroom Two 10'4" x 12'11" (3.17 x 3.94)

Double bedroom with radiator, Upvc double glazed window to rear and fitted wardrobes with mirrored sliding doors.

Bedroom Three 5'6" x 10'9" (1.69 x 3.28)

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

Bathroom

Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and shower over. Fully tiled, heated towel radiator and spotlights. Upvc obscure double glazed window to rear.

Second Floor

Bedroom Four 13'8" x 14'10" (4.19 x 4.54)

Double bedroom with wooden double glazed velux window, beams and spotlights. T.v. point and wooden double glazed velux window.

External

To the front is a garden with bushes and shrubbery. To the rear is a south facing patio garden with raised beds. Stone outbuilding with electric. Gas meter

Parking
On street parking

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

Water
Water meter

Energy Rating
D

Council Tax Band
B

Viewings
Strictly by appointment. Contact Dawson Estates.

Property to Sell?
Call for a FREE, no obligation valuation.

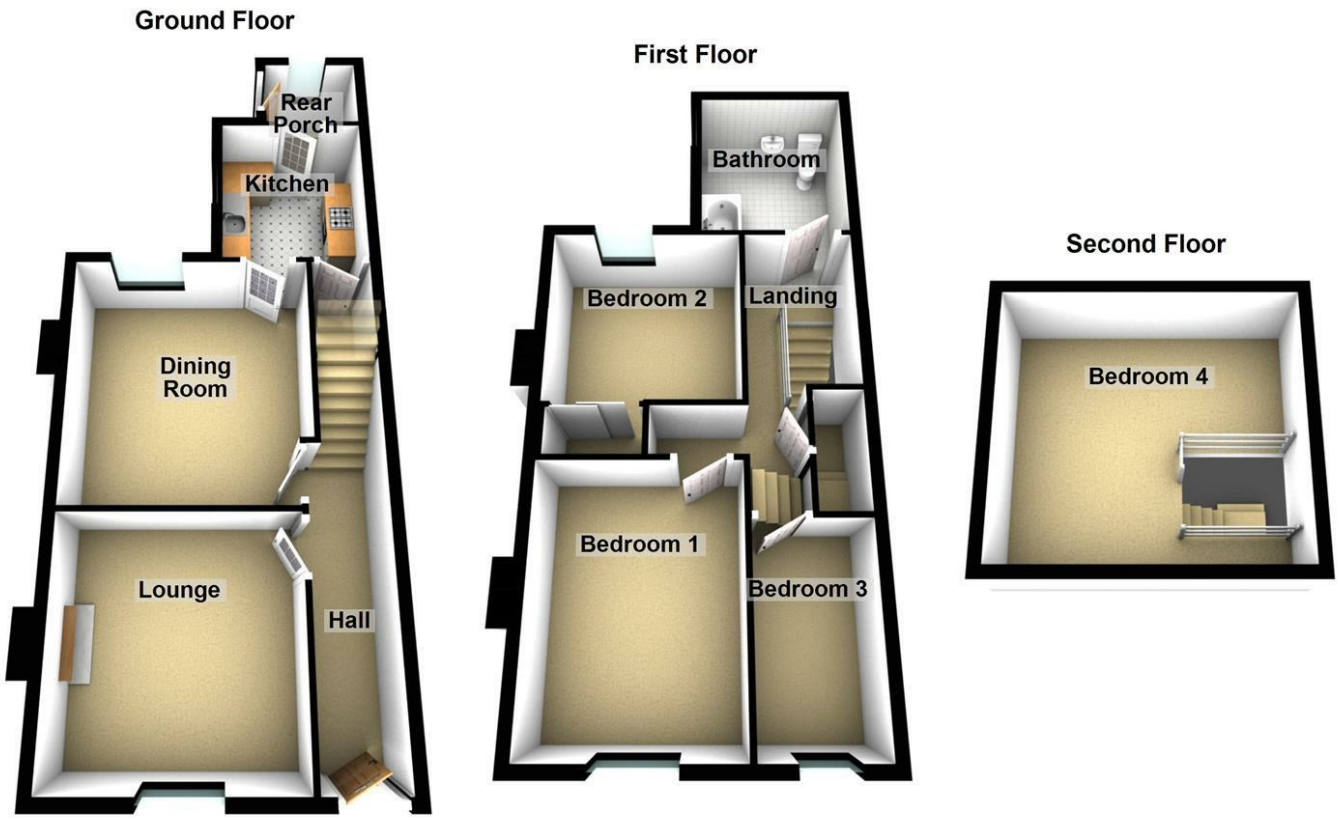
Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

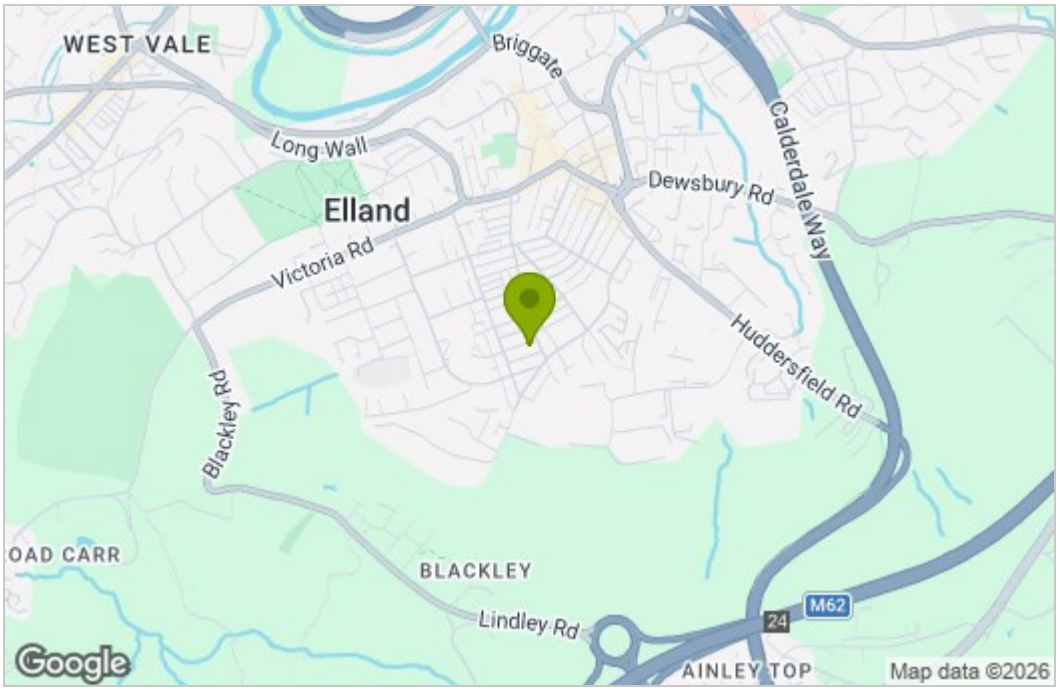
Mortgages
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers

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.

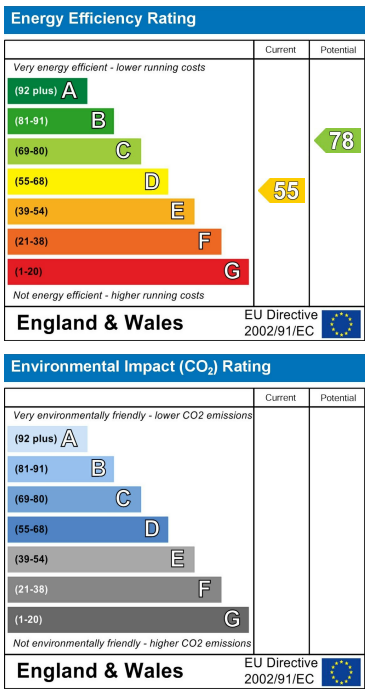
Floor Plan



Area Map



Energy Efficiency Graph



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