



21 Waverley Road, Elland, HX5 0NL

£190,000

Offered FOR SALE with NO ONWARD CHAIN is this THREE bedroom stone built mid-terrace property 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. Garden to front and off road parking to rear. Further on street parking available at the front. The property benefits from Upvc double glazing with the exception of the cellar window. (Windows and doors fitted approx. 4 years ago) 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

Composite obscure double glazed door and window above to front, radiator and cornice to ceiling. Staircase access to first floor and doors to dining room and lounge;

Lounge 12'1" x 12'3" (3.7 x 3.75)



Radiator, Upvc double glazed window to front and telephone point. Cornice to ceiling, wall lights and living flame gas fire with marble fireplace. Sliding doors to dining room;

Dining Room 10'2" x 13'5" (3.1 x 4.1)



Radiator. mobile room stat and cornice to ceiling. Living flame gas fire with marble surround and wooden fireplace. Built in cupboard to one alcove, t.v. aerial lead and Upvc double glazed window to rear. Door to kitchen;

Kitchen 5'8" x 9'2" (1.75 x 2.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, electric oven, gas hob with extractor hood above and fridge. Plumbing for washing machine, stop tap, Upvc double glazed window and composite obscure double glazed door to side. Folding door to staircase access to lower ground floor;

Lower Ground Floor

Cellar



Housing the fusebox (fitted 2024), gas and electric meters. Power and light. Single glazed obscure window.

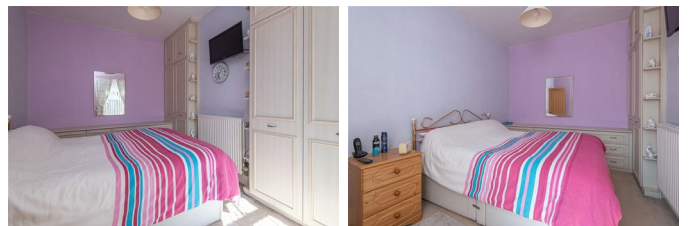
First Floor

Landing



Fitted wardrobes, radiator and loft hatch. Doors to bathroom and bedrooms;

Bedroom One 10'2" x 13'5" (3.1 x 4.1)



Double bedroom with radiator, t.v. aerial lead and Upvc double glazed window to rear. Fitted wardrobes and drawers.

Bedroom Two 10'2" x 13'1" (3.1 x 4)



Double bedroom with radiator, fitted wardrobes to one alcove and Upvc double glazed window to front.

Bedroom Three 5'6" x 10'2" (1.7 x 3.1)



Single bedroom with 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 corner bath with mains shower over. Radiator, fully tiled walls and Upvc obscure double glazed window to side. 'Ideal' condensing combi boiler (fitted 2024).

External



To the front is an Indian stone patio. To the rear is a block paved garden. Wooden shed, outside tap and external lights.

Parking

Off road parking to rear and on street parking to front.

Tenure

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

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

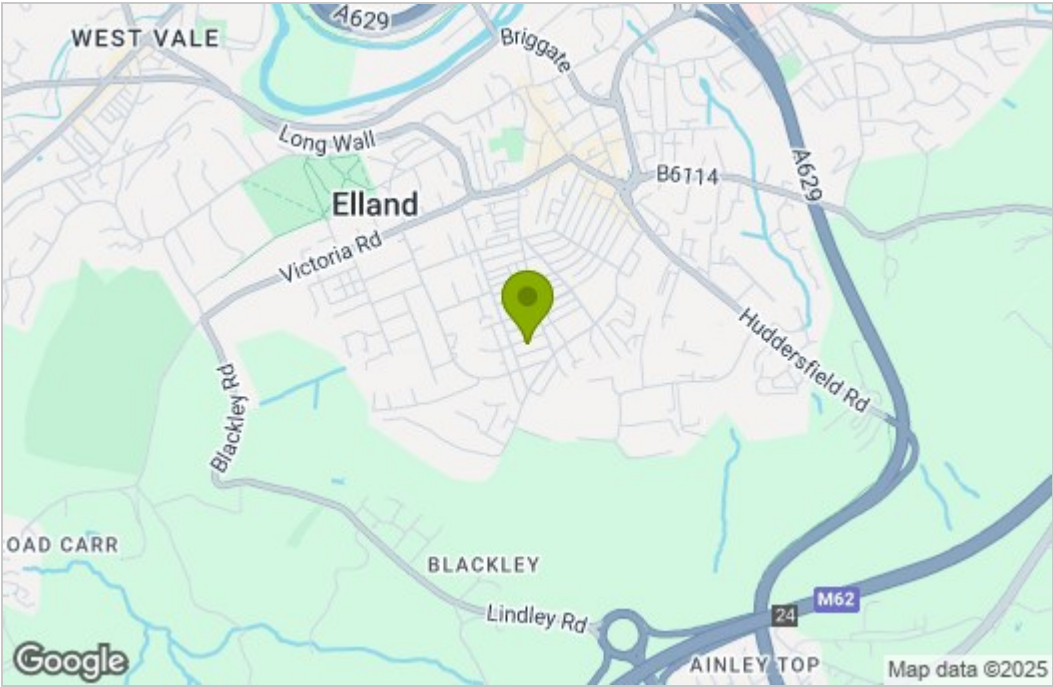
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

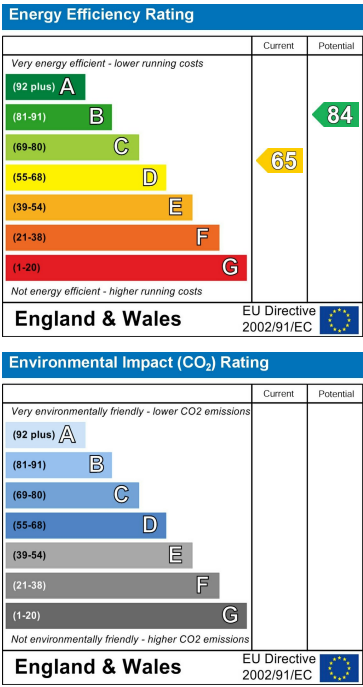


Total area: approx. 92.7 sq. metres (997.7 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.