

14 Hammerstones Road, Elland, HX5 0QP

**£375,000**

Offered FOR SALE is this stone built THREE bedroom SEMI-DETACHED property on the sought after Hammerstones Road in Elland. Accommodation comprises; Entrance hallway, cloaks/w.c./utility, lounge, dining kitchen and conservatory. To the first floor; landing, three bedrooms and bathroom. Garden to front, driveway to side leading to the garage and bigger than average rear garden with summerhouse. 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 Upvc obscure double glazed surrounding panels to front. Radiator, wood floor and staircase access to first floor. Understairs storage, room stat, spotlights and doors to dining kitchen, lounge and cloaks/w.c/utility;

### Cloaks/W.c./Utility 4'5" x 4'5" (1.36 x 1.37)



Two piece suite comprising low flush w.c. and floating sink. Solid wood worktop with plumbing for washing machine. Laminate floor, extractor fan, wall mounted central heating boiler and a Upvc obscure double glazed window to side

### Lounge 12'11" max x 13'10" max (3.94 max x 4.22 max)



Upvc double glazed bay window to front, built in shelving and storage cupboards to each alcove and stone fireplace with gas fire. Coving to ceiling, decorative ceiling, wood floor and radiator.

### Dining Kitchen 13'1" max x 21'3" max (3.99 max x 6.48 max)



Having a range of wall and base units with solid wood worktop and splashbacks. Integrated slimline dishwasher, four ring electric hob with glass splashback and extractor hood above. Double

electric oven, sink and drainer and space for an American fridge/freezer. Upvc double glazed window to rear, Dual fuel cast iron stove with brick fireplace and wooden mantel. Radiator and Upvc double glazed French doors to conservatory;

### Conservatory 9'1" x 11'8" (2.77 x 3.58)



Upvc double glazed windows and French doors. Radiator.

## First Floor

### Landing



Upvc obscure double glazed window to side and loft hatch. Doors to bathroom and bedrooms;

### Bedroom One 10'4" x 13'1" (3.15 x 4.01)



Double bedroom with fitted wardrobes, drawers and display shelving. Radiator and Upvc double glazed window to rear. Spotlights

### Bedroom Two 11'1" x 12'2" (3.38 x 3.73)



Double bedroom with fitted wardrobes and drawers to each alcove. Wood floor, spotlights and radiator. Upvc double glazed window to front.

## Bedroom Three 6'9" max x 8'2" (2.06 max x 2.49)



Single bedroom with wood floor, radiator and Upvc double glazed window to front. Wood paneled ceiling and spotlights.

## Bathroom



Four piece suite comprising low flush w.c. pedestal wash basin, shower cubicle with electric shower and jacuzzi bath with mixer shower. Part tiled walls, wood floor and chrome heated towel radiator. Spotlights, extractor fan and Upvc obscure double glazed window to rear.

## External



To the front is a driveway providing off road parking. This extends to the side and leads to a detached single garage with up and over door, security light and having power and light. Gas meter to side. To the rear is a bigger than average enclosed garden with artificial lawn, patio and decked areas. Raised flower beds, seating area and a place for the hot tub. Summer house with bi-folding doors and having power and light.

## Parking

Driveway provides off road parking

## Tenure

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

## Energy Rating

D

## Council Tax Band

C

## 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.

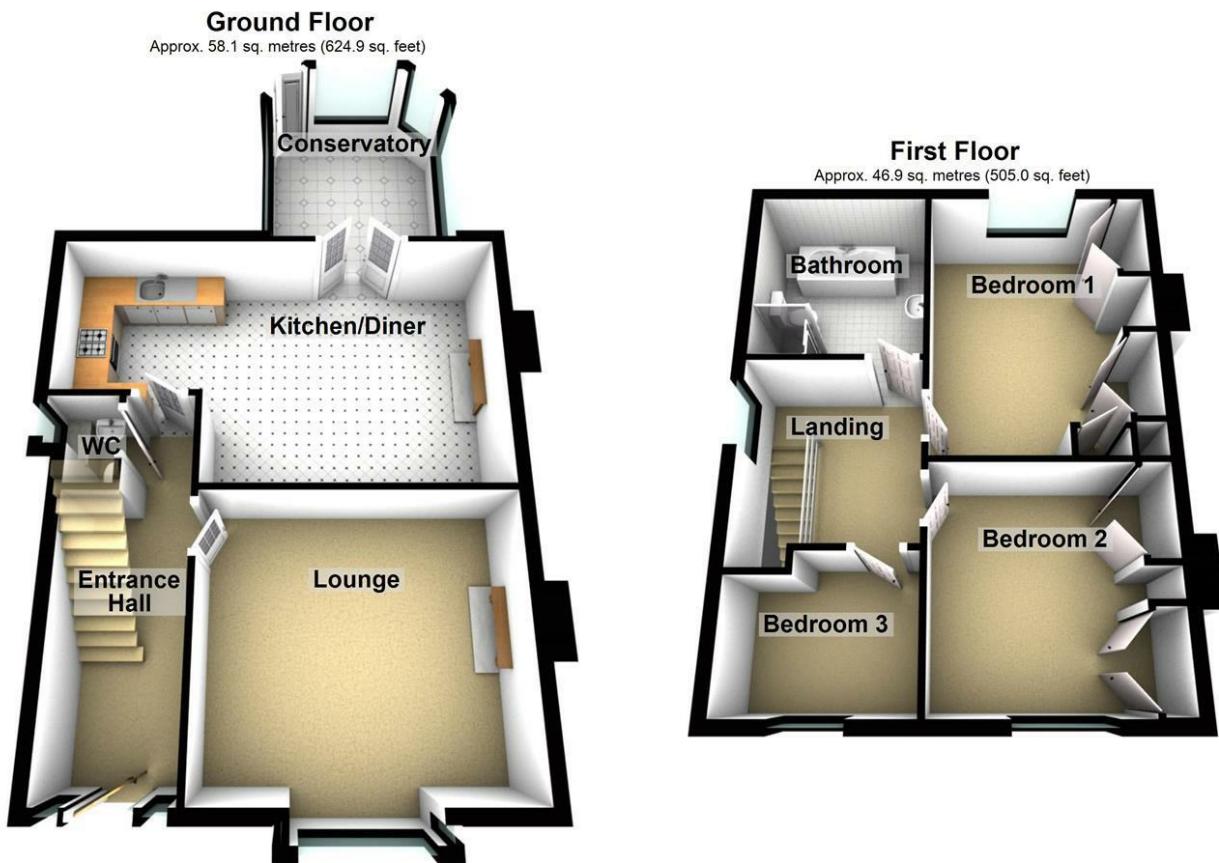
## Boundaries & Ownerships

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.

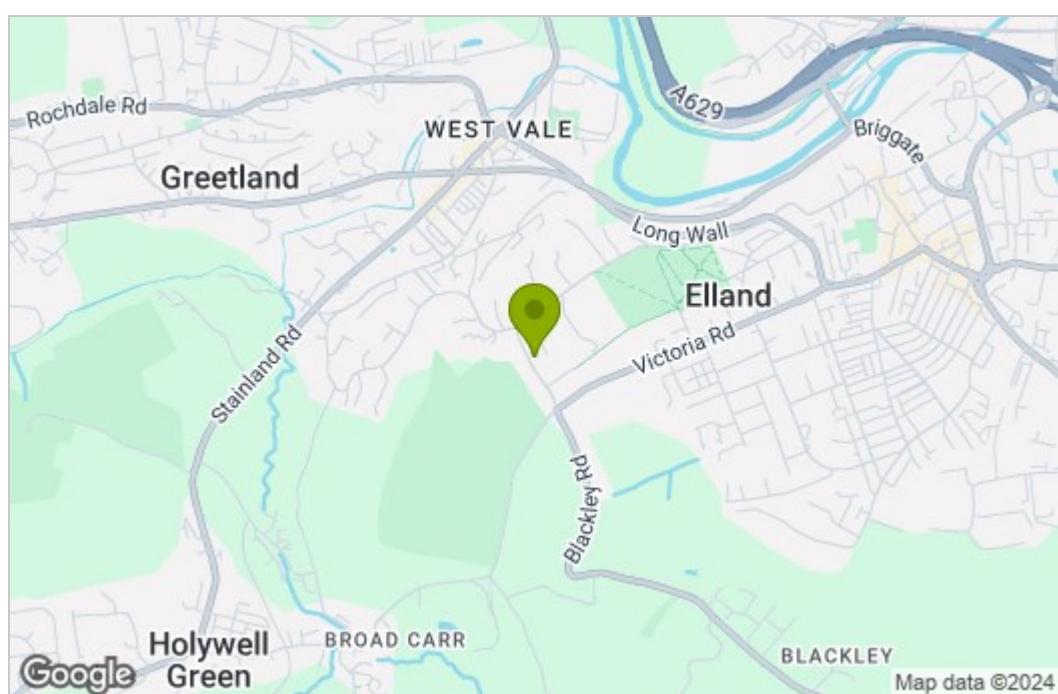
## Mortgages

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.

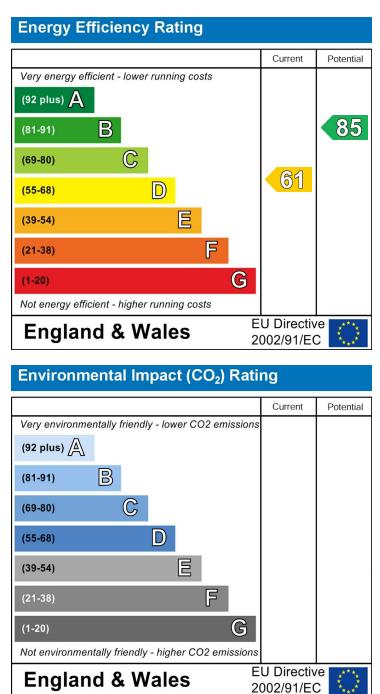
## Floor Plan



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