







4 Oakfield Close, Elland, HX5 0LJ

Offers In The Region Of £350,000

Offered FOR SALE is this FOUR bedroom DETACHED property situated on this quiet cul-de-sac in this sought after part of Elland. Accommodation comprises; Entrance porch, hallway, cloaks/w.c. wet room, double bedroom, lounge/diner, kitchen and conservatory., To the first floor; landing, three bedrooms and bathroom. Gardens front and rear, driveway providing off road parking and double garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links an access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch



Tiled floor, Upvc double glazed windows and door. Door to hallway;

Hallway





Radiator, laminate floor and two telephone points. Coving to ceiling, wall lights and room stat. Staircase access to first floor, Upvc obscure double glazed window to front, storage cupboard and doors to lounge/diner, kitchen, bedroom, wet room and cloaks/w.c;

Cloaks/w.c. 2'9" x 6'4" (0.85 x 1.95)



Two piece suite comprising low flush w,c, and corner sink with tiled splashback. Tiled floor, wall mounted 'Worcester' combi boiler and Upvc obscure double glazed window to side.

Wet Room 5'1" x 6'2" (1.55 x 1.9)



Two piece suite comprising floating sink and mains shower. Tiled floor, tiled walls and Upvc obscure double glazed window to side. Coving to ceiling and grab rail.

Bedroom Four 9'10" x 10'7" (3 x 3.25)




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

Lounge/Diner 15'3" max x 21'1" max (4.65 max x 6.45 max)








Two radiators, laminate floor and Upvc double glazed French doors to rear. Coving to ceiling, wall lights and Upvc double glazed window to front. Living flame gas fire with decorative fireplace, cable point, telephone point and t.v. aerial leads. Doors to kitchen and conservatory;

Conservatory 10'2" x 19'0" (3.1 x 5.8)





Two radiators, laminate floor and Upvc double glazed windows to three sides and Upvc double glazed French doors to rear. Electric meter.

Kitchen 14'1" max x 20'4" max (4.3 max x 6.2 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer, 'Neff' electric oven and grill, four ring gas hob and extractor hood above. Plumbing for dishwasher, washing machine and acrylic one and half sink and drainer. Radiator, laminate floor and wall lights. Upvc double glazed windows and French doors to rear.

First Floor

Landing

Storage cupboard and doors to bathroom and bedrooms;

Bedroom One 9'6" x 15'8" (2.9 x 4.8)



Double bedroom with radiator, coving to ceiling and fitted wardrobes with sliding doors. Upvc double glazed window to side and loft hatch (boarded and ideal for storage).

Bedroom Two 10'9" x 11'7" (3.3 x 3.55)



Double bedroom with radiator, undereaves storage and Upvc double glazed window to front.

Bedroom Three 6'8" x 10'9" (2.05 x 3.3)



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

Bathroom 6'6" x 8'10" (2 x 2.7)



Three piece suite comprising low flush w.c. floating sink and corner bath with mixer shower. Tiled walls and floor, chrome heated towel radiator and Upvc obscure double glazed window to front.

External



To the front is a garden mainly laid to lawn. Apple tree. To the side is an imprinted concrete driveway leading to the garage. To the rear is a lawn garden with bushes and shrubbery, two apple trees and two pear trees. External light. Security light.

Garage

Double garage with up and over doors, light and sink and drainer. Upvc door and Upvc obscure double glazed window to side.

Driveway

Driveway provides off road parking

Tenure

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

Energy Rating

D

Council Tax Band

E

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

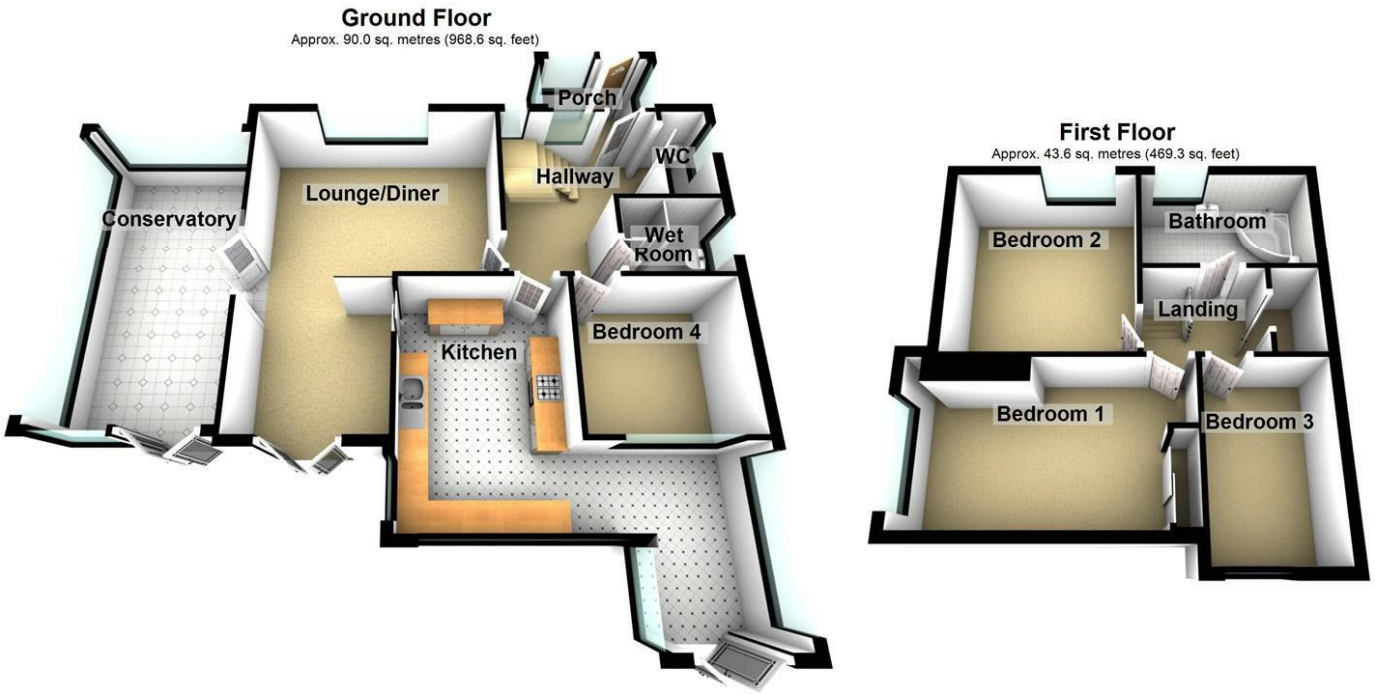
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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

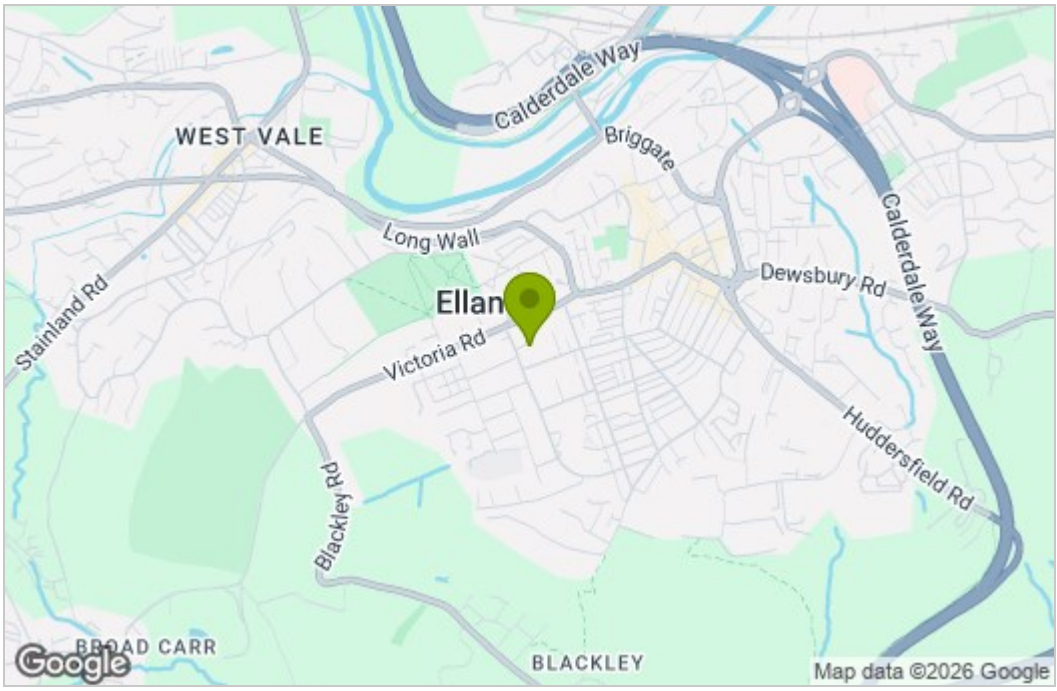
HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

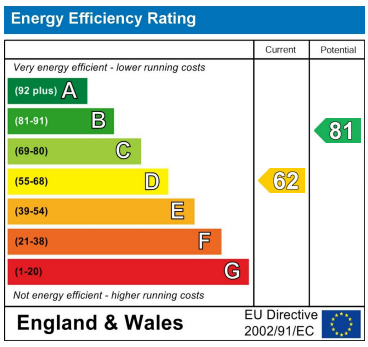


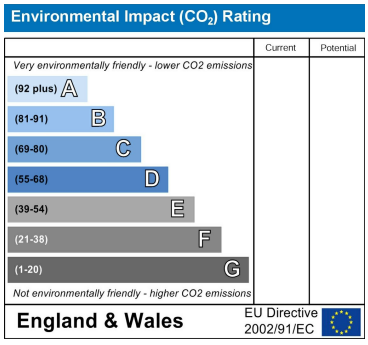
Total area: approx. 133.6 sq. metres (1437.9 sq. feet)

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.

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