



8 Rufford Road, Elland, HX5 0LQ

**Offers Over £280,000**

Offered FOR SALE is this well presented THREE bedroom stone built semi-detached property in Elland. Accommodation comprises; Entrance hallway with useful understairs storage, lounge with wood burning stove, open plan dining kitchen and conservatory. To the first floor; three bedrooms (two double, one single) and modern bathroom with four piece suite. Gardens front and rear. Shared access leads to off road parking and garage. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home.

Viewing essential.

## Ground Floor

### Entrance Hallway



Radiator, new tiled floor and composite obscure double glazed leaded effect door and Upvc obscure double glazed leaded effect window above to front. Telephone point, mobile room stat and staircase access to first floor. Understairs storage housing the fusebox, smart gas and electric meters (Installed 2024). Upvc obscure double glazed leaded effect window to side and storage that goes under the hall floor. Doors to dining kitchen and lounge;

### Lounge 13'5" x 13'11" exc. bay (4.1 x 4.25 exc. bay)



New real wood floor, two telephone points and a 'Dunsley' cast iron wood burning stove with stone tiled base, brick surround and wooden mantel. Radiator, picture rail, cornice to ceiling and ceiling rose. Cable point and Upvc double glazed leaded effect bay window to front.

### Dining Kitchen 13'3" max x 20'2" max (4.05 max x 6.15 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated fridge/freezer, electric double oven and grill and induction four ring hob with extractor hood and spotlights above. Stainless steel one and a half sink and drainer, washing machine and dishwasher. Under cupboard lights. New real wood floor, stop tap and picture rail. Cornice to ceiling and ceiling rose. Radiator and cast iron feature fireplace with tiled base and wooden mantelpiece. Composite obscure double glazed leaded effect door and Upvc obscure double glazed leaded effect window above to rear. Upvc obscure double glazed leaded effect window

to rear and Upvc double glazed French doors to conservatory;

### Conservatory 9'2" x 11'1" (2.8 x 3.4)



Exposed stone wall, new real wood floor and Upvc double glazed windows to three sides. Upvc double glazed French doors to rear.

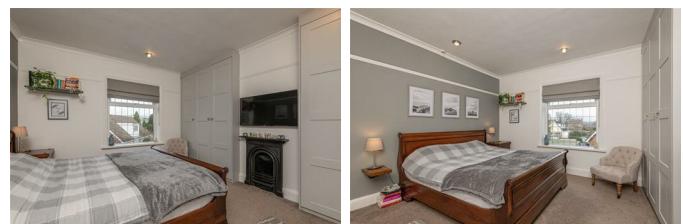
## First Floor

### Landing



Picture rail, cornice to ceiling and Upvc obscure stained glass double glazed window to side. Dado rail, loft hatch with drop down ladder. Loft is part boarded and has power and light. Doors to bathroom and bedrooms;

### Bedroom One 12'9" x 13'5" (3.9 x 4.1)



Double bedroom with radiator, picture rail and coving to ceiling. Upvc double glazed leaded effect window to rear, original feature fireplace and custom made fitted wardrobes to each alcove.

### Bedroom Two 12'9" x 13'3" (3.9 x 4.05)



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

## Bedroom Three 6'10" max x 10'0" max (2.1 max x 3.05 max)



Single bedroom with radiator, picture rail and air vent. Fitted desk and Upvc double glazed leaded effect window to front.

## Bathroom 6'10" x 10'2" (2.1 x 3.1)



Modern four piece suite comprising low flush w.c. sink with vanity unit bath with waterfall tap and mixer shower and shower cubicle with mains and waterfall shower. Spotlights, extractor fan and Upvc obscure double glazed leaded effect window to rear. Tiled floor, part tiled walls and radiator with mirror. Storage cupboard housing the wall mounted 'Viessmann' combi boiler.

## External



To the front is a lawn and slate garden with path to front door. Security light. To the side is shared access to off road parking and garage. Electric car charging point. Lawn and patio garden to rear. Two security lights, two outside sockets and outside tap.

## Garage

Detached garage with up and over door and racking.

## Parking

Off road parking and garage. On street parking also available.

## Tenure

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

## Water

Water Rates

## 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.

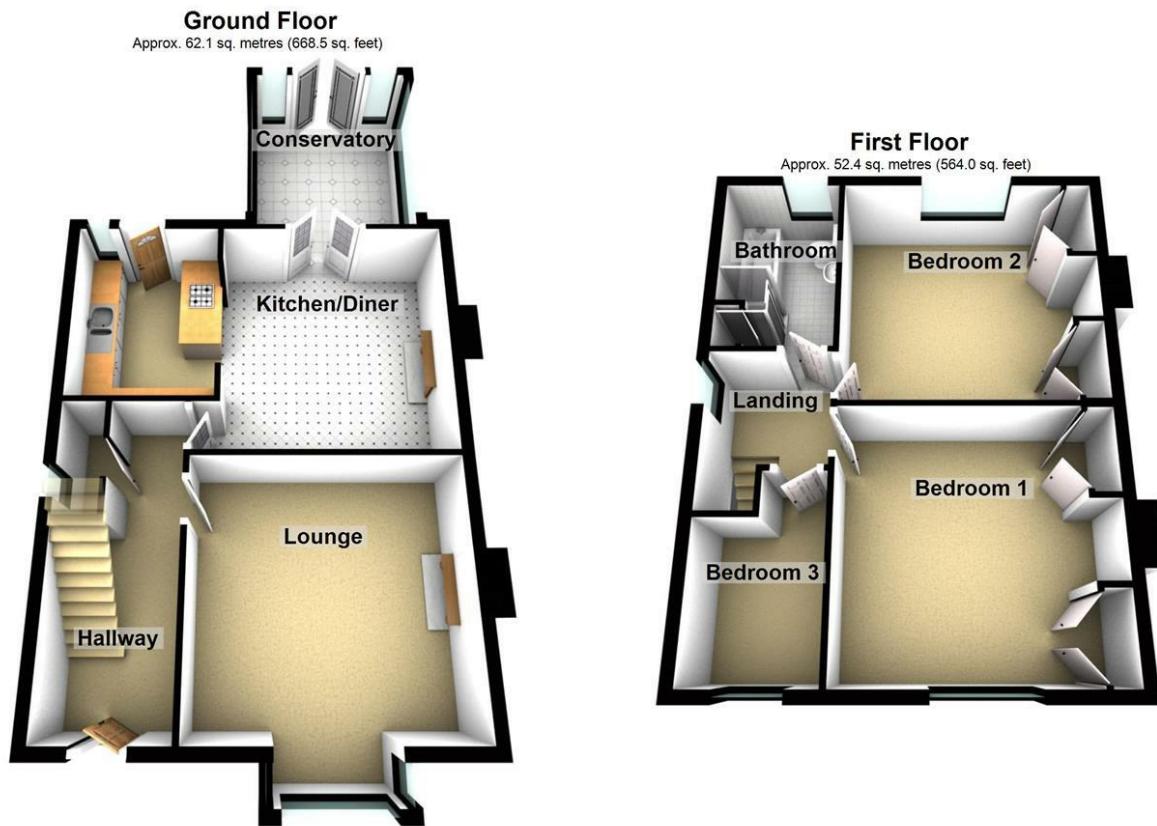
## Boundaries & Ownerships

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

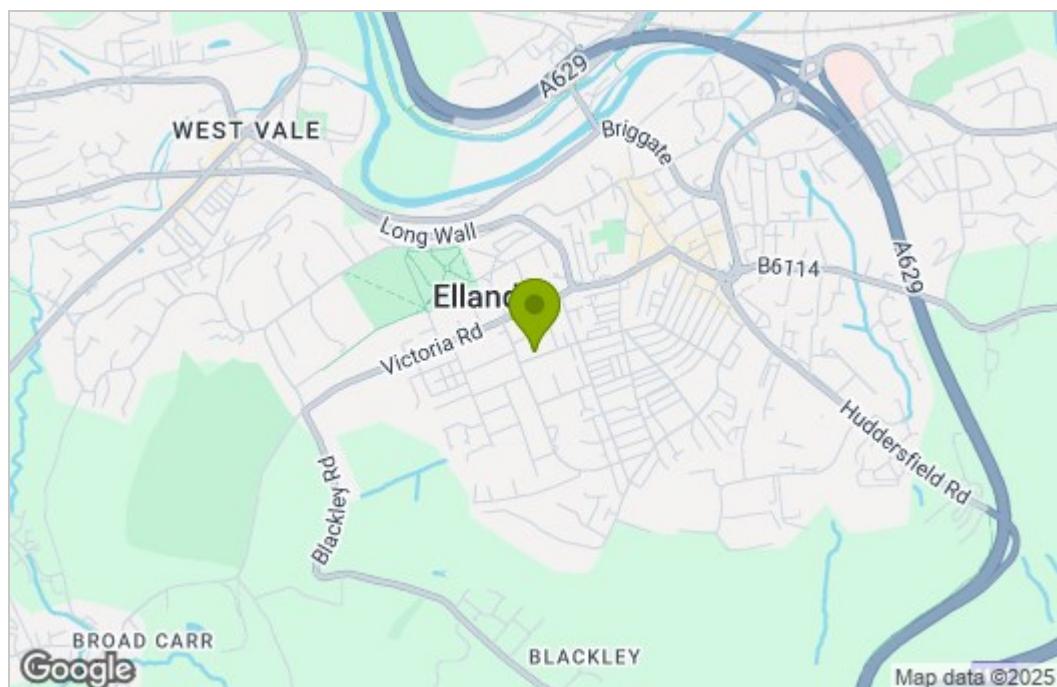
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME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

## Floor Plan

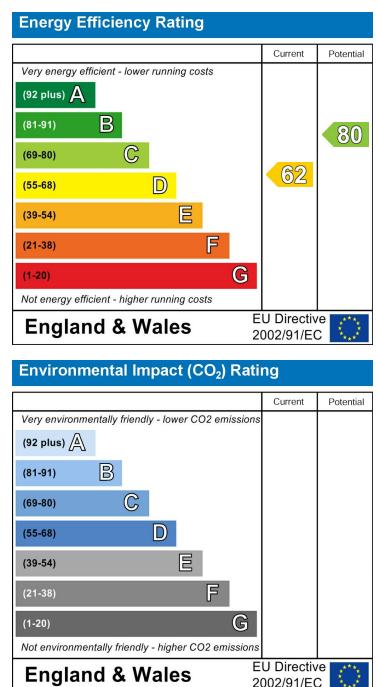


Total area: approx. 114.5 sq. metres (1232.4 sq. feet)

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