



1 Victoria Crescent, Elland, HX5 0PZ

£299,950

Offered FOR SALE is this well presented THREE bedroom stone built semi-detached situated on this small, quiet cul-de-sac just off the sought after area of Victoria Road, Elland. Accommodation comprises; Entrance hallway, lounge with half bay window, dining kitchen (installed 2023). To the first floor; landing, three bedrooms and shower room (installed 2023). Gardens to front and rear, garage and off road parking for two cars. The property benefits from Upvc double glazing, smart meters and gas central heating (new boiler installed 2023). Close to the amenities of Elland, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door with side panel and panel above to front. Laminate floor, radiator and 'Hive' room stat. Coving to ceiling, fusebox (fitted 2023) and electric meter. Staircase access to first floor and opening to dining kitchen and door to lounge;

Lounge 11'11" x 12'1" exc. bay (3.65 x 3.7 exc. bay)



Upvc double glazed half bay window to front, radiator and insert to chimney breast with stone base, wooden mantel and spotlights. Coving to ceiling, t.v. aerial lead and cable point.

Dining Kitchen 10'11" x 18'4" (3.35 x 5.6)



Having a range of wall and base units with granite worktop and splashback. Double electric oven and grill, fridge/freezer, dishwasher and washing machine. Five ring gas hob with glass splashback, stainless steel one and a half sink and drainer and wall mounted 'Ideal' condensing combi boiler (fitted 2023). Upvc double glazed French doors and window to rear. Upvc obscure double glazed door to side, radiator and laminate floor. Spotlights, usb sockets and stop tap. Howdens kitchen fitted 2023.

First Floor

Landing



Upvc double glazed window to side, coving to ceiling and loft hatch with drop down ladder. Loft is part boarded and has light. Doors to shower room and bedrooms;

Bedroom One 11'5" x 11'11" (3.5 x 3.65)



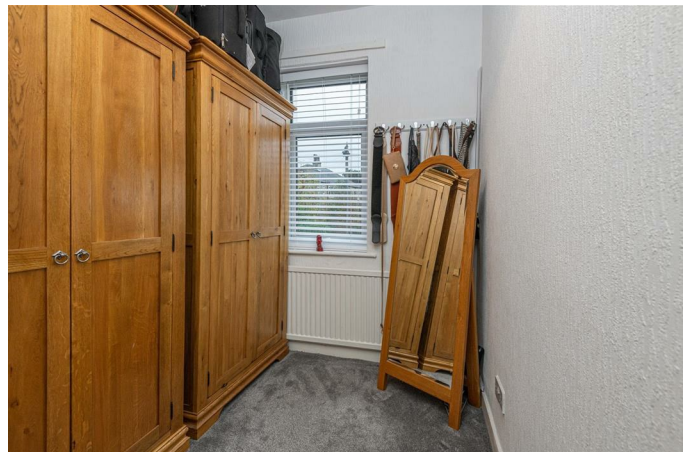
Double bedroom with radiator, telephone point, coving to ceiling and Upvc double glazed window to front.

Bedroom Two 10'11" x 11'5" (3.35 x 3.5)



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

Bedroom Three 6'6" x 9'0" (2 x 2.75)



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

Shower Room 6'4" x 6'10" (1.95 x 2.1)



Three piece suite supplied by Ideal Bathrooms and fitted in 2023. Comprises; low flush w.c. sink with vanity unit and corner shower cubicle with mains shower and waterfall shower. Tiled floor, tiled walls and Upvc obscure double glazed window to rear. Upvc ceiling, spotlights and chrome heated towel radiator.

External



To the front is a pebbled garden, off road parking for two cars and external lights. To the side is an outside store under the stairs of the house housing the gas meter. External light. Detached garage. To the rear is a lawn with raised flowerbeds, patio and decked area. Wooden shed with security light. External lights and outside tap.

Garage

Detached garage with up and over door. Power and light. Single glazed window to rear and door to side

Parking

Off road parking for two cars.

Tenure

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

Water

Water meter

Energy Rating

E

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.

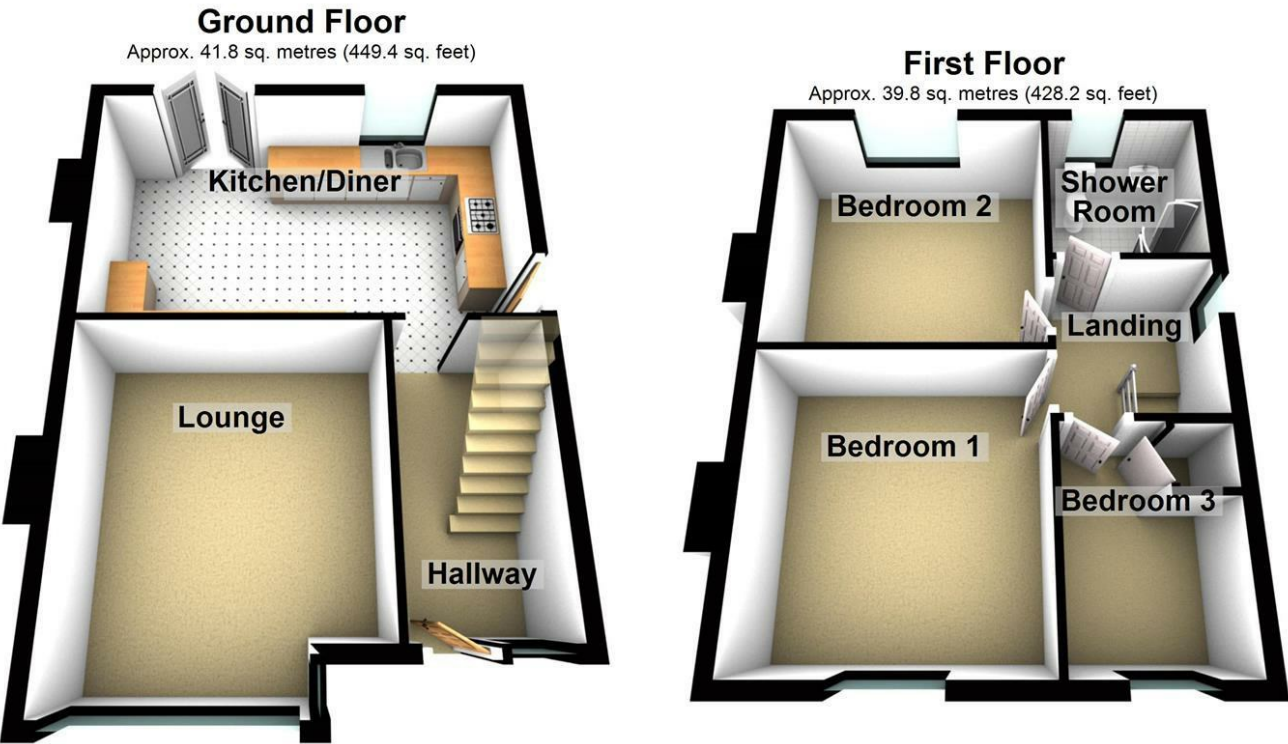
Boundaries & Ownerships

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

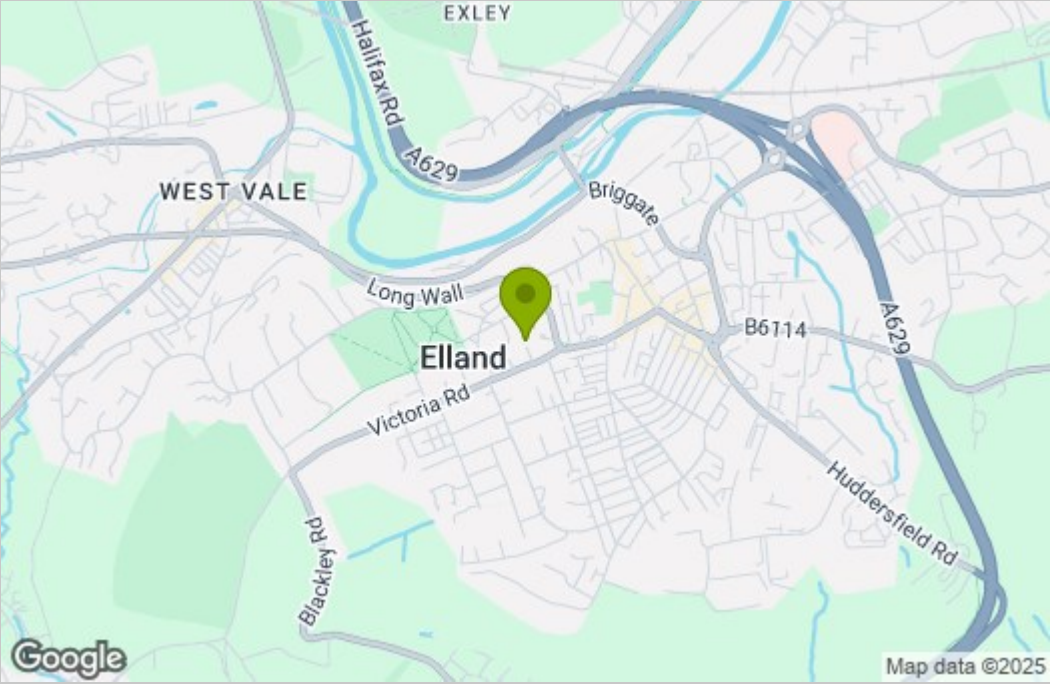
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Floor Plan

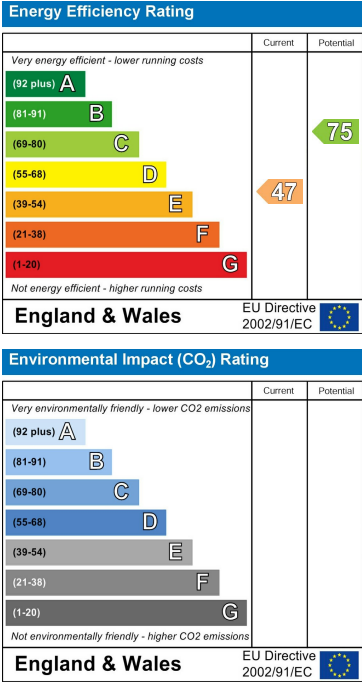


Total area: approx. 81.5 sq. metres (877.6 sq. feet)

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.