



122 Victoria Road, Elland, HX5 0QF

**Offers Over £500,000**

Built in 1923 this imposing period property is located on the corner of Victoria Road and Hammerstones Road in this highly desirable part of Elland. Accommodation comprises; Entrance vestibule, hallway, cloaks/w.c. and three reception rooms (lounge, dining room and sitting room), modern kitchen and rear porch. To the first floor; landing, four double bedrooms, master with en-suite and bathroom. Gardens to three sides, driveway accessed off Hammerstones Road and double garage incorporating a workshop accessed off Hullen Road. Planning permission for a detached dwelling within the garden. Easy access to local amenities, transport links and access to the M62 motorway network. This family home has served the family of the existing family for many years and will be a superb family home for the new buyers. Viewing is essential.

## Ground Floor

### Entrance Vestibule



Obscure single glazed wooden door to front with stained glass obscure single glazed leaded effect panel above. Upvc obscure double glazed stained glass leaded effect window to front and side. Mat well, radiator and double doors to hallway;

### Hallway



Telephone point, plate rail and decorative coving to ceiling. Upvc obscure double glazed leaded effect window to front, two radiators and room stat. Wall lights and understairs storage housing the electric meter. Doors to kitchen, lounge, sitting room, dining room and cloaks/w.c.;

### Cloaks/w.c.

Two piece coloured suite comprising low flush w.c. and corner sink. Part tiled walls, radiator and Upvc obscure double glazed leaded effect window to side.

### Dining Room 12'5" x 14'9" (3.8 x 4.5)



Three radiators, coving to ceiling and ceiling rose. Wall lights and living flame gas fire with marble base and surround and wooden mantelpiece. Upvc double glazed leaded effect stained glass bow window to front.

### Lounge 14'9" x 15'1" (4.5 x 4.6)



Two radiators, coving to ceiling and t.v. point. Wall lights, marble fireplace with open fire and Upvc double glazed stained glass leaded effect bow window to side.

### Sitting Room 11'9" x 13'1" (3.6 x 4)



Gas fire with tiled base and surround and wooden mantelpiece. T.v. aerial lead, telephone point and built in shelving to one alcove. Plate rail, two radiators and wall lights. Coving to ceiling and Upvc double glazed stained glass leaded effect bay window to rear.

### Kitchen 11'9" max x 13'9" (3.6 max x 4.2)



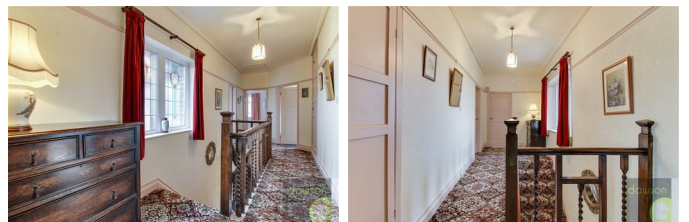
Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Bosch' electric oven and 'Bosch' five ring gas hob with extractor hood above. Integrated 'Bosch' dishwasher, 'Bosch' fridge and 'Bosch' freezer. Stainless steel one and a half sink and drainer, spotlights, radiator and Upvc double glazed leaded effect window to front and side.

### Rear Porch

Upvc double glazed door and windows.

## First Floor

### Landing



Loft hatch with drop down ladder. Storage cupboard,

decorative coving to ceiling and Upvc double glazed obscure stained glass window to side.

### Bedroom One 14'9" x 17'0" (4.5 x 5.2)



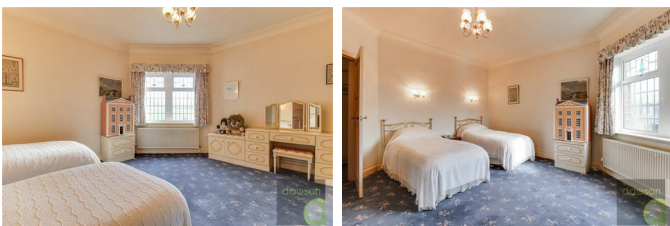
Double bedroom with radiator, wall lights and coving to ceiling. Upvc double glazed leaded effect stained glass window to side. Door to en-suite bathroom;

### En-suite Bathroom 7'6" x 13'1" (2.3 x 4)



Three piece coloured suite comprising low flush w.c. pedestal wash basin and bath with mixer shower over. Part tiled walls, coving to ceiling and spotlights. Radiator, electric shaver point and storage cupboard housing the hot water cylinder. Undereaves storage and Upvc obscure double glazed window to rear.

### Bedroom Two 15'8" x 15'8" (4.8 x 4.8)



Double bedroom with wall lights, radiator and coving to ceiling. Upvc double glazed leaded effect window to front, fitted wardrobes, cupboard and dressing table.

### Bedroom Three 12'5" x 14'9" (3.8 x 4.5)

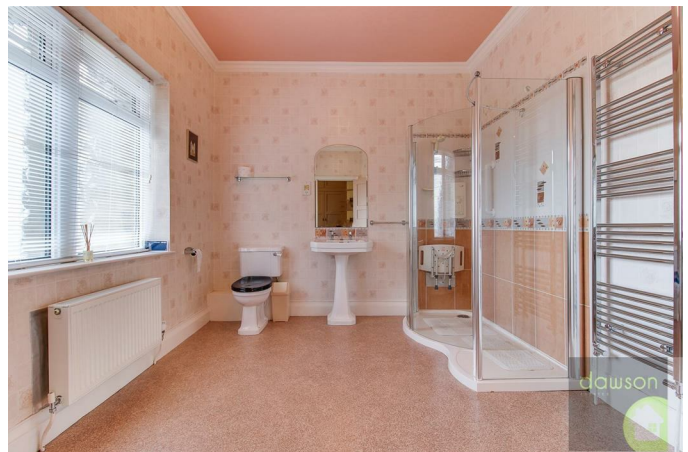


Double bedroom with radiator, wall lights and Upvc double glazed leaded effect stained glass window to front. Coving to ceiling, fitted wardrobes, cupboard, drawers and dressing table. Sink with tiled splashback.

### Bedroom Four 10'2" x 13'9" (3.1 x 4.2)



### Shower Room 9'6" x 11'5" (2.9 x 3.5)



Three piece suite comprising low flush w.c. pedestal wash basin and shower with 'Mira' electric shower. Radiator, part tiled walls and chrome heated towel radiator. Coving to ceiling and storage cupboard with shelving, mirror and spotlight. Upvc obscure double glazed window to rear.

### External



Occupying a prominent corner position at the junction of Victoria Road and Hammerstones Road,

the property stands within mature walled gardens. A crazy paved pathway leads to the front door. Lawns with soil borders having various bushes and shrubs. The property has a side driveway providing additional parking and this is accessed off Hammerstones Road. Attached to the property itself is a useful garden store and this incorporates the boiler for the gas fired central heating system. There are two further rooms which at present have external access only. We have the utility wash room which has wall cupboards and base units, stainless steel sink, single drainer, plumbing for automatic washer and space for additional appliances and there is also the store which presumably was the original former coal store. Further lawned garden with pond which incorporates a fountain and waterfall, soil borders with bushes and shrubbery, a seating area and greenhouse. Accessed from Hullen Road is the double garage which incorporates a workshop, the dimensions of which are 22' x 21'10" and this has twin automatic up and over doors, side window, power and lighting and a rear personal door. The entire building is alarmed.

### **Tenure**

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

### **Energy Rating**

E

### **Council Tax Band**

F

### **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.

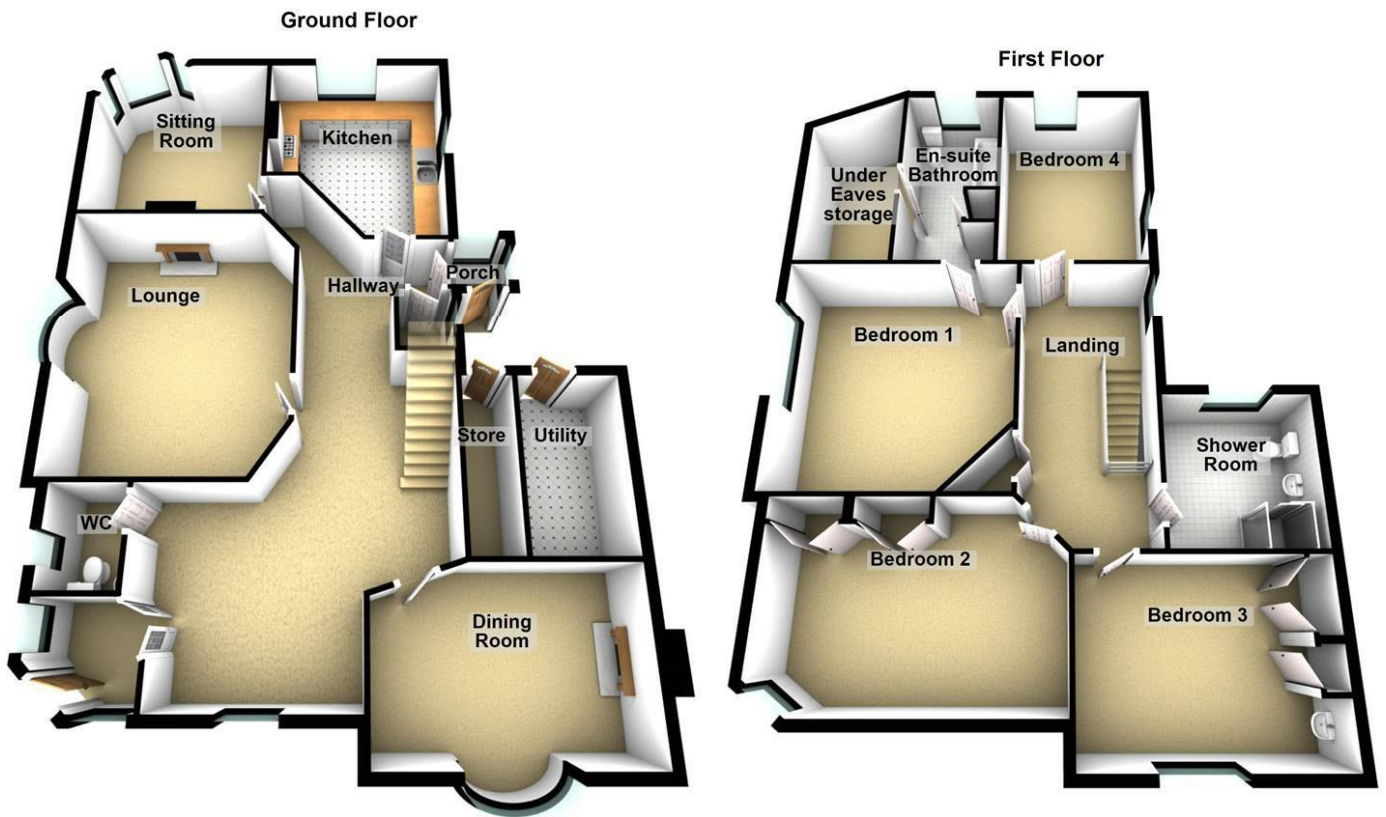
### **Mortgages**

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.**

### **Other Details**

In June 2020 outline planning was approved for a detached chalet style property in keeping with neighbouring homes on Hullen Road, this would replace the garage and workshop and a portion of the garden. For further information please access the Calderdale planning portal website. The fact that the outline planning exists may attract a buyer with an extended family given the opportunity to build a suitable home for an older family member.

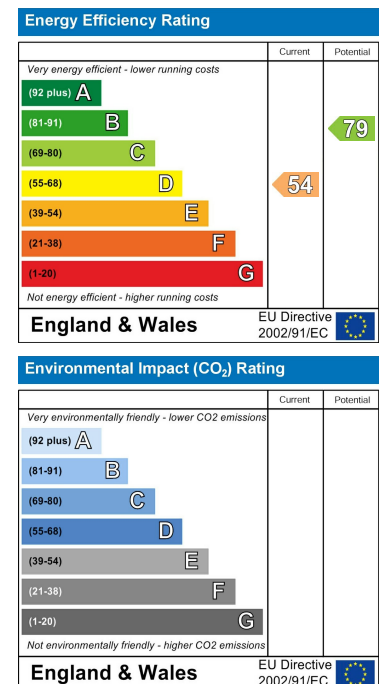
## Floor Plan



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

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