



9 Elsinore Avenue, Elland, HX5 0LT

£279,000

Offered FOR SALE with NO CHAIN is this well maintained TWO bedroom semi-detached bungalow in this sought after part of Elland. Accommodation comprises; Entrance porch, hallway, lounge, kitchen, double bedroom, shower room, dining room and conservatory. To the first floor; landing, bathroom and double bedrooms. Gardens to three sides, off road parking and garage. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch



Upvc double glazed French doors and windows above to side. Matting and exposed brick walls. Upvc obscure double glazed door with window above leads to hallway;

Hallway



Telephone point, radiator and room stat. Storage cupboard housing the fusebox, electric meter and alarm control panel. Staircase access to first floor and doors to shower room, dining room, bedroom, kitchen and lounge;

Lounge 12'9" max x 14'11" max (3.9 max x 4.55 max)



Two radiators, Upvc double glazed window to front, t.v. point and t.v. aerial lead. Coving to ceiling, wall lights and remote controlled electric fire with decorative fireplace.

Kitchen 7'6" max x 11'9" max (2.3 max x 3.6 max)



Having a range of wall and base units with laminate worktop and fully tiled walls. Spotlights, extractor fan and wall mounted 'Worcester' condensing combi boiler. Integrated fridge and freezer, 'New world' electric oven and 'Belling' four ring gas hob, acrylic one and a half sink and drainer. Upvc double glazed window to front.

Bedroom One 9'10" x 12'7" (3 x 3.85)



Double bedroom with fitted furniture, radiator and Upvc double glazed window to rear. Coving to ceiling and understairs storage with coat hooks and housing the safety deposit box.

Dining Room 9'6" max x 10'7" max (2.9 max x 3.25 max)



Radiator, t.v. aerial lead and Upvc double glazed sliding patio doors leading to conservatory;

Conservatory 8'8" x 8'10" (2.65 x 2.7)



Upvc double glazed windows and French doors. Laminate floor and radiator.

Shower Room 5'1" x 7'6" (1.55 x 2.3)



Three piece suite comprising low flush w.c. sink with vanity unit and double shower cubicle with electric 'Mira' shower and grab rail. Radiator, fully tiled walls and Upvc obscure double glazed window to side. Extractor fan.

First Floor

Landing 7'2" x 9'6" (2.2 x 2.9)



Storage cupboards with shelving and doors to bathroom and bedroom;

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



Double bedroom with fitted furniture, undereaves storage, radiator and Upvc double glazed window to side.

Bathroom 6'10" x 7'0" (2.1 x 2.15)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with grab rail. Tiled floor, tiled walls and heated towel radiator. Spotlights, beam to ceiling and wooden double glazed velux window.

External



To the front is a block paved drive leading to the garage. Two lawns with soil borders having various shrubs and bushes. To the rear is a patio with soil borders and to the side is a patio with soil borders. Gas meter and outside tap.

Garage

Detached garage with up and over door.

Parking

Off road parking and further on street parking available.

Tenure

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

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

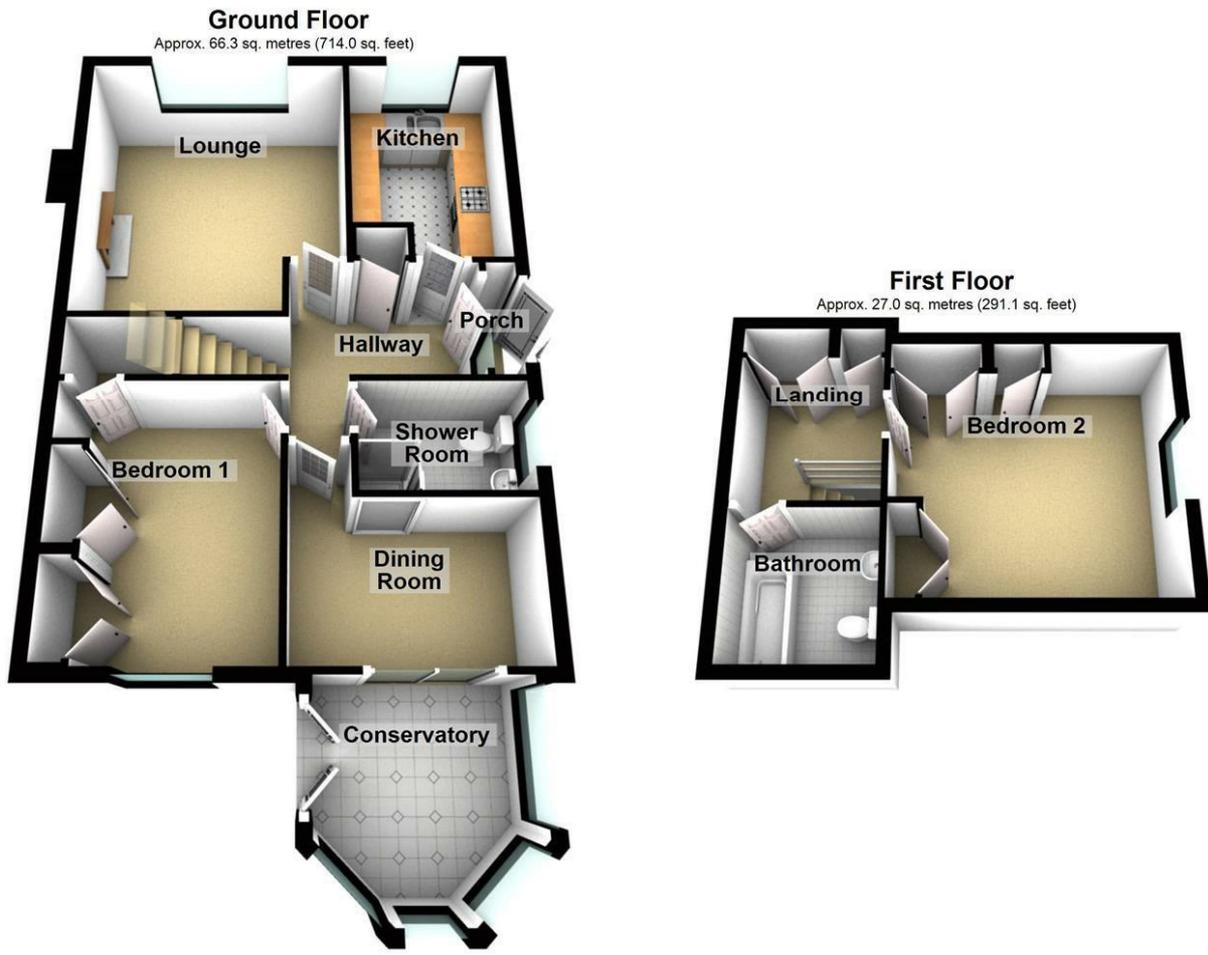
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should

make their own enquiries before proceeding to exchange of contracts.

Mortgages

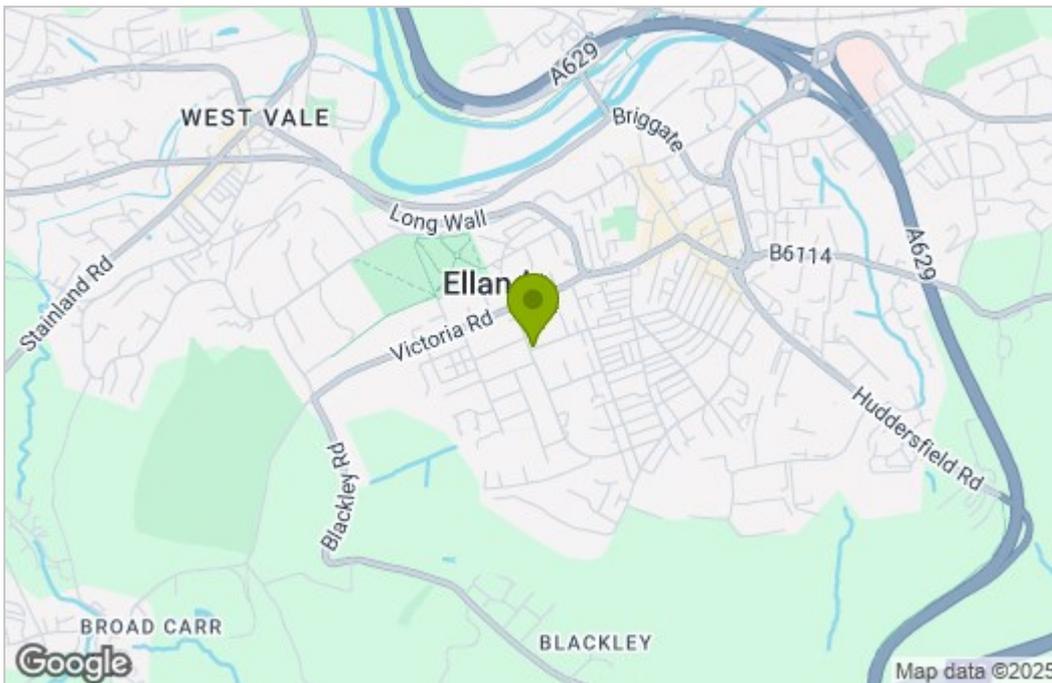
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Floor Plan

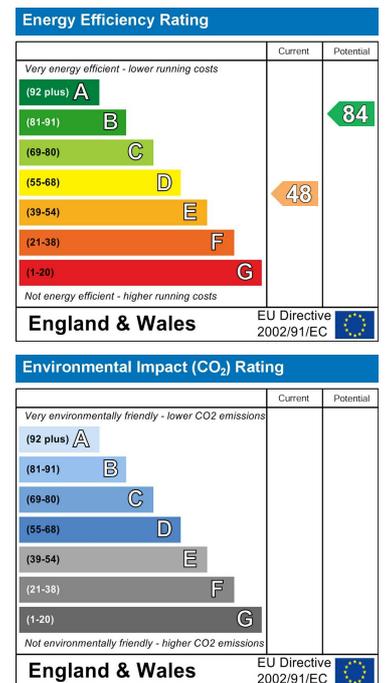


Total area: approx. 93.4 sq. metres (1005.1 sq. feet)

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.