



19 Thirlmere Avenue, Elland, HX5 9PN

**£265,000**

Offered FOR SALE is this THREE bedroom semi-detached property in the sought after area of Lower Edge in Elland. Close to amenities, transport links, well regarded schools and access to the M62 motorway network this is an ideal family home. Accommodation comprises; Lounge and breakfast kitchen. Three bedrooms and bathroom to first floor. Gardens front and rear and off road parking. The property has the benefit of Upvc double glazing, cavity wall insulation and gas central heating. The property also has planning permission for a two storey extension and is wired for an alarm. Viewing essential.

## Ground Floor

### Lounge 14'1" x 15'1" (4.3 x 4.6)



Tiled floor, radiator and Upvc obscure double glazed window to side. Upvc double glazed window and composite obscure double glazed door and side panel to front. Spotlights, part wood paneled walls, radiator and staircase access to first floor. Understairs storage and door to breakfast kitchen;

### Breakfast Kitchen 9'2" x 15'1" (2.8 x 4.6)



Having a range of wall and base units with quartz worktop and tiled splashbacks. Stainless steel sink, drainer and hose tap, induction hob and extractor above. Washing machine, dishwasher, fridge/freezer, microwave and oven. Radiator, tiled floor, underfloor heating and spotlights. Upvc double glazed window, composite double glazed door and Upvc obscure double glazed window to rear. Fusebox and 'Worcester' condensing combi boiler.

## First Floor

### Landing



Loft hatch, spotlights and Upvc double glazed window to side. Doors to bathroom and bedrooms;

### Bedroom One 8'10" x 14'3" (2.7 x 4.35)



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

### Bedroom Two 8'10" max x 9'2" mac (2.7 max x 2.8 mac)



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

### Bedroom Three 6'1" x 11'2" (1.85 x 3.40)



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

### Bathroom 5'6" x 6'8" (1.70 x 2.05)



Having a three piece white suite comprising low flush w.c. pedestal wash basin and bath with 'Triton' electric shower over. Radiator, tiled walls, spotlights, storage cupboard and Upvc obscure double glazed window to rear.

## External



To the front is a garden mainly laid to lawn with pebbled borders having various shrubbery and bushes. Shared driveway provides off road parking to the side. Electric meter, outside tap and understairs storage. To the rear is a patio garden, lawn and pebbled area with bushes and shrubbery. Security light.

## Parking

Shared driveway provides off road parking.

### **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 01422 370320.

### **Property to Sell?**

Call 01422 370320 for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

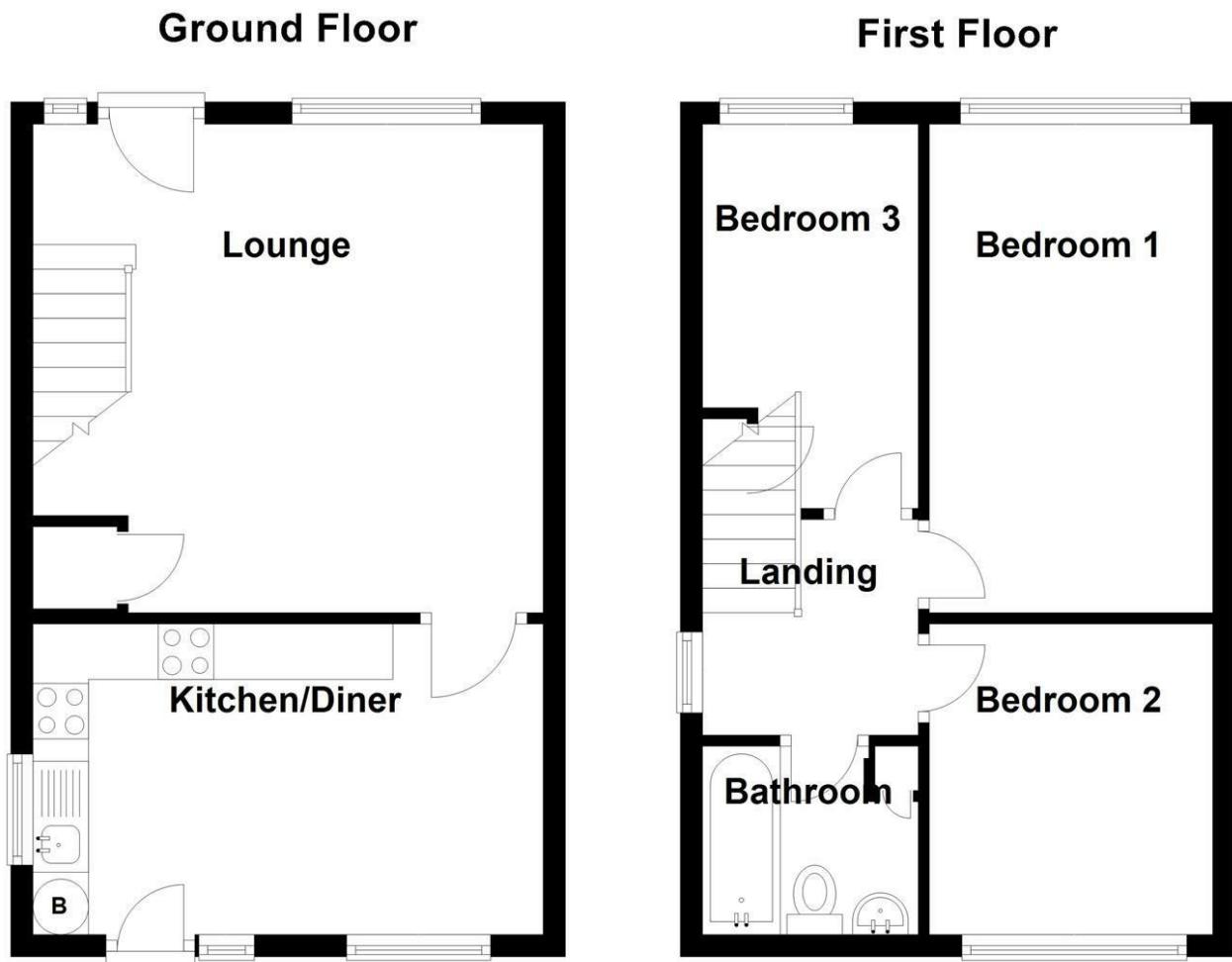
### **Boundaries & Ownerships**

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.

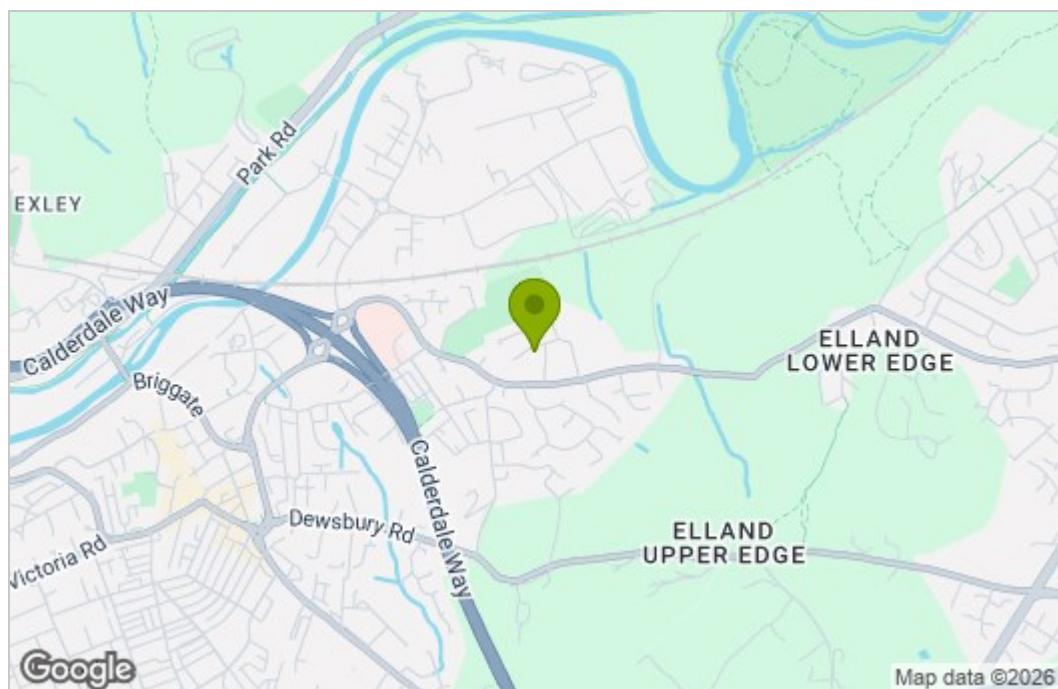
### **Mortgages**

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 01422 370320. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

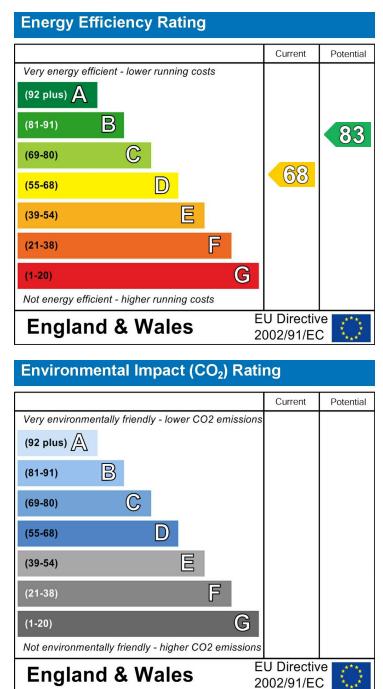
## Floor Plan



## 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.