



15 Highfield Grove, Elland, HX5 0SP

£259,000

Offered FOR SALE with NO CHAIN is this THREE bedroom stone built semi-detached property situated on this pleasant cul-de-sac in the Exley area. Accommodation comprises; Entrance hallway, lounge, dining kitchen and utility. To the first floor; landing, three bedrooms and bathroom. Driveway to front, garden to rear affording the superb views. The property benefits from majority 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



Upvc obscure double glazed door to front, single glazed obscure window to side. Radiator, laminate floor and telephone point. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 11'5" max x 11'7" max (3.5 max x 3.55 max)



Radiator, laminate floor and coving to ceiling. T.v. aerial lead, cast iron gas stove with tiled base and wooden mantel and Upvc double glazed half bay window to front.

Dining Kitchen 10'2" x 17'6" (3.1 x 5.35)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, electric 'Bosch' oven, four ring gas hob with extractor hood above, 'Lamona' dishwasher and fridge/freezer. Coving to ceiling, spotlights, radiator and laminate floor. Upvc double glazed window and French doors to rear. Room stat, understairs storage housing the fusebox and door to utility;

Utility 4'7" x 13'9" (1.4 x 4.2)



Upvc obscure double glazed door to front and rear, single glazed obscure window to side. Tiled floor, radiator and plumbing for washing machine. 'BAXI' condensing combi boiler and gas meter.

First Floor

Landing



Radiator, loft hatch and Upvc double glazed window to side. Doors to bathroom and bedrooms;

Bedroom One 10'2" x 10'9" (3.1 x 3.3)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to rear. Fitted cupboards with lights underneath.

Bedroom Two 11'3" max x 11'5" max (3.45 max x 3.5 max)



Double bedroom with laminate floor, radiator and t.v. aerial lead. Cable point, loft hatch and Upvc double glazed window to front.

Bedroom Three 8'2" max x 9'10" max (2.5 max x 3 max)



Single bedroom with radiator, t.v. aerial lead and Upvc double glazed window to front.

Bathroom 5'10" x 7'4" (1.8 x 2.25)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and bath with waterfall tap, waterfall shower and mixer shower. Glass shower screen. Tiled floor, tiled walls, spotlights and Upvc obscure double glazed window to rear.

External



To the front is a driveway providing off road parking and to the rear is a lawn and decked garden with wooden shed.

Parking

Driveway provides off road parking

Tenure

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

Energy Rating

E

Council Tax Band

B

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.

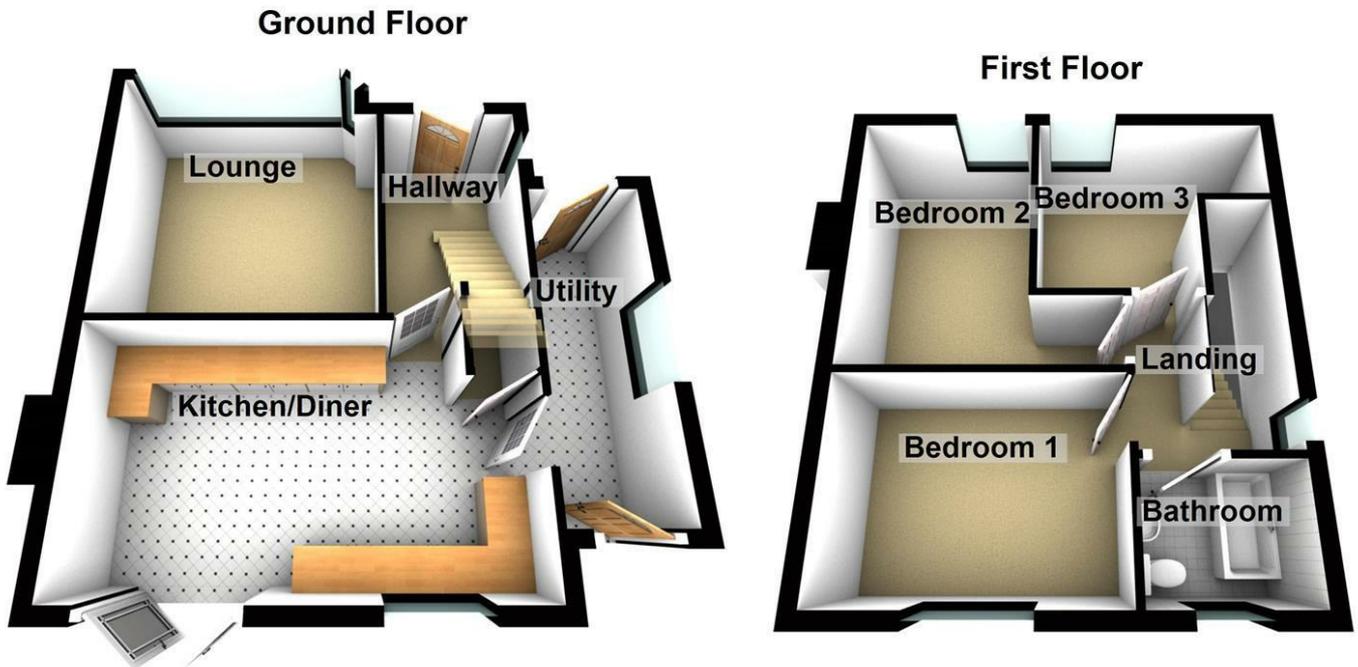
Boundaries & Ownerships

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.

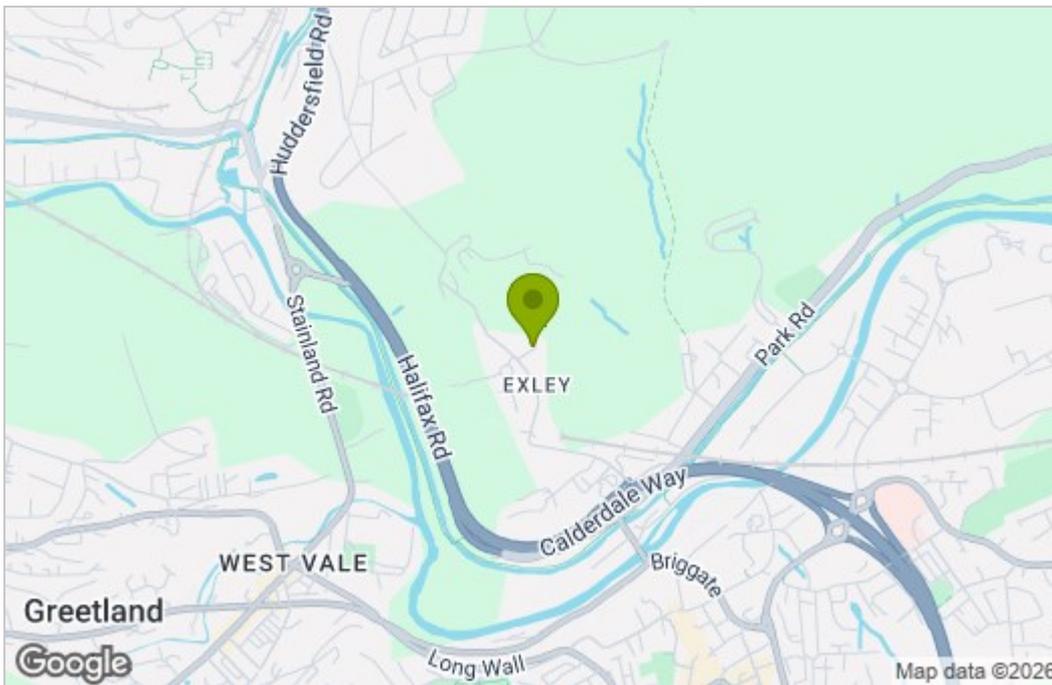
Mortgages

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.**

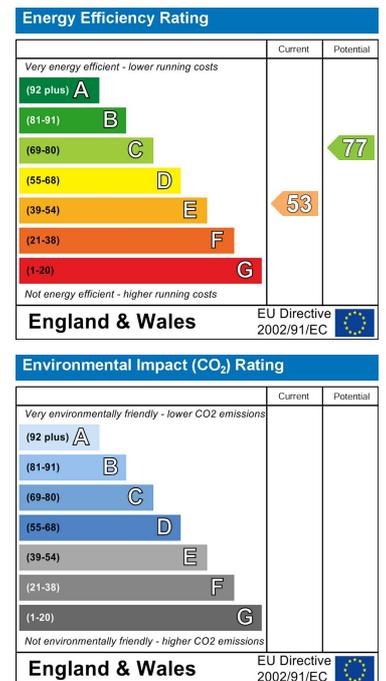
Floor Plan



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.