



32 Caldercroft, Elland, HX5 9AY

£250,000

Offered FOR SALE is this THREE bedroom semi-detached property in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge and dining kitchen. To the first floor; landing, three bedrooms and shower room. Gardens front and rear. Off road parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Upvc double glazed leaded effect door to front, laminate floor and radiator. Upvc double glazed leaded effect window to side, staircase access to first floor and door to lounge;

Lounge 11'9" max x 15'5" max (3.6 max x 4.7 max)



Radiator, t.v. point and Upvc double glazed leaded effect bay window to front. Coving to ceiling and understairs storage cupboard housing the 'Ideal' condensing combi boiler. Door to dining kitchen;

Dining Kitchen 9'10" x 14'11" (3 x 4.55)



Having a range of wall and base units with laminate worktop and tiled splashbacks. One and a half sink and drainer, electric oven, four ring gas hob and extractor hood above. Wine cooler, fridge/freezer and washing machine. Laminate floor, coving to ceiling and radiator. Upvc double glazed leaded effect window and French doors to rear. Built in seating with storage.

First Floor

Landing



Upvc double glazed leaded effect window to side, loft hatch and storage cupboard. Doors to shower room and bedrooms;

Bedroom One 8'4" x 13'5" (2.55 x 4.1)



Double bedroom with radiator, laminate floor and built in wardrobes with sliding doors. Upvc double glazed leaded effect window to front.

Bedroom Two 8'4" x 11'9" (2.55 x 3.6)



Double bedroom with radiator and Upvc double glazed leaded effect window to rear.

Bedroom Three 6'2" x 7'2" (1.9 x 2.2)



Single bedroom with radiator and Upvc double glazed leaded effect window to front.

Shower Room 6'2" x 6'2" (1.9 x 1.9)



Three piece suite comprising low flush w.c. sink with vanity unit and double walk in mains shower. Part tiled walls, chrome heated towel radiator and Upvc obscure double glazed leaded effect window to rear.

External



To the front is a lawn garden. To the rear is a patio, decked and artificial lawn garden. External light.

Parking

Driveway provides off road parking for two cars

Tenure

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

Energy Rating

TBC

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

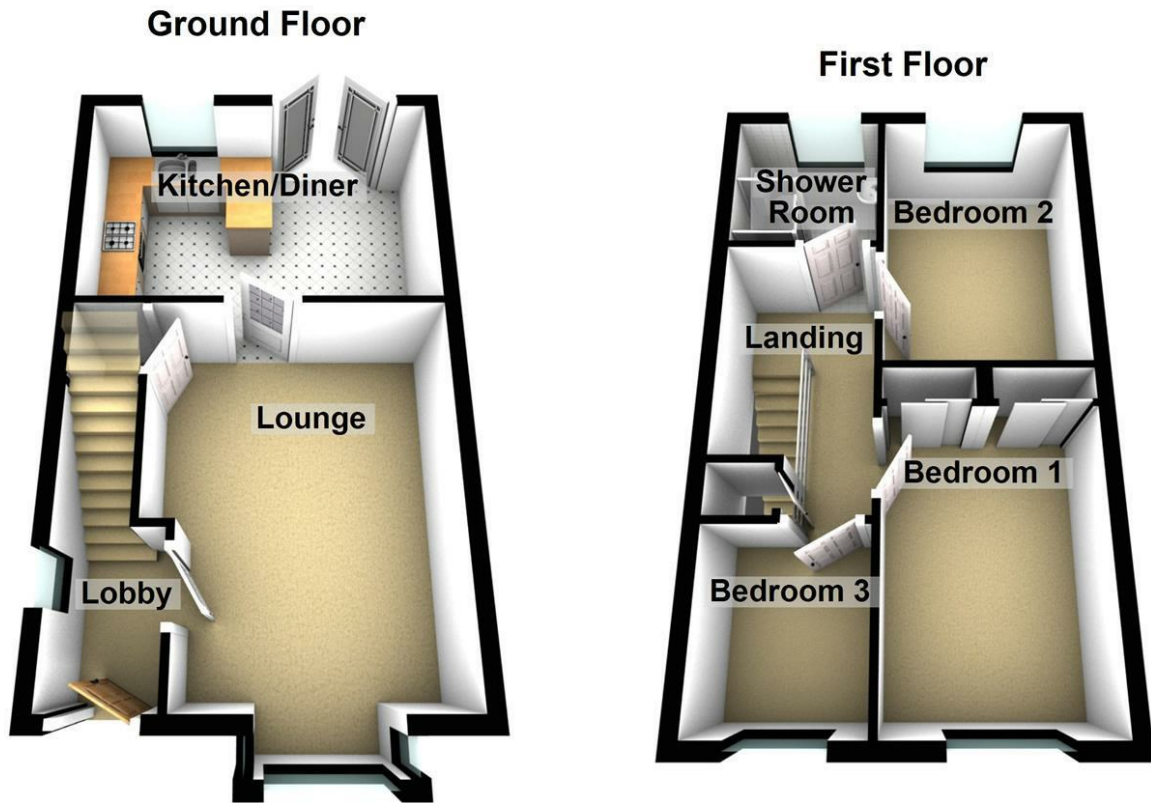
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

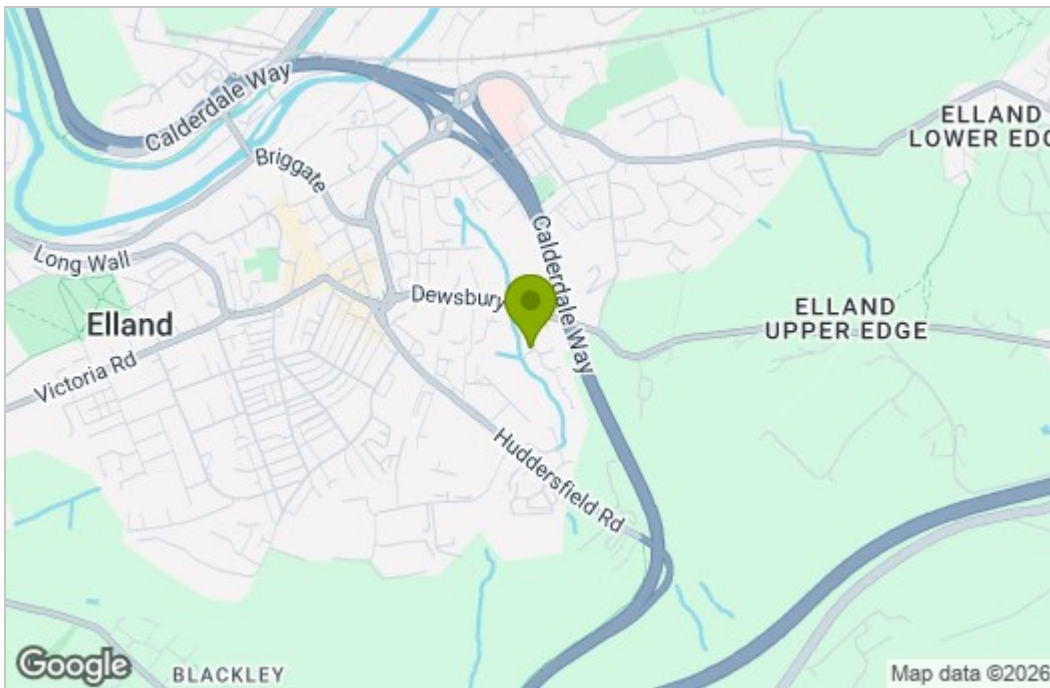
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and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.