



9 Victoria Crescent, Elland, HX5 0PZ

**£275,000**

Offered FOR SALE is this THREE bedroom stone built SEMI-DETACHED situated on this quiet cul-de-sac just off Victoria Road in Elland. Accommodation comprises; Entrance hallway, lounge, dining room, kitchen and conservatory. To the first floor; landing, three bedrooms and shower room. Gardens front and rear, shared entrance to private driveway providing off road parking for two cars 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. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door and Upvc obscure double glazed window to front, radiator and cupboard housing the electric meter and fusebox. Dado rail, alarm control panel and mobile programmer/room stat. Staircase access to first floor and doors to kitchen and lounge;

### Lounge 11'11" x 12'5" exc. half bay (3.65 x 3.8 exc. half bay)



Radiator, coving to ceiling and wall lights. Upvc double glazed half bay window to front and t.v. aerial lead. Living flame gas fire with marble effect base and surround and wooden fireplace.

### Dining Room 10'5" x 10'11" (3.2 x 3.35)



Radiator, coving to ceiling and Upvc double glazed door and windows to rear.

### Kitchen 7'6" x 10'11" (2.3 x 3.35)



Having a range of wall and base units with laminate worktop and tiled walls. Integrated fridge, washing machine, dishwasher and dryer. Four ring gas hob, oven and grill and one and a half acrylic sink and drainer. Radiator, spotlights, stop tap and Upvc double glazed window to rear. Door to side.

## Conservatory 9'2" x 9'10" (2.8 x 3)



Tiled floor, wall lights and Upvc double glazed windows and doors.

## First Floor

### Landing

Upvc obscure double glazed window to side. Loft hatch with drop down ladder (loft is part boarded and has light). Doors to shower room and bedrooms;

### Bedroom One 11'11" x 11'11" (3.65 x 3.65)



Double bedroom with radiator, built in wardrobes and Upvc double glazed window to front.

### Bedroom Two 10'11" x 11'11" (3.35 x 3.65)



Double bedroom with radiator, built in wardrobes and Upvc double glazed window to rear.

### Bedroom Three 6'2" x 9'0" (1.9 x 2.75)



Single bedroom with radiator, air vent, bulk head cupboard and Upvc double glazed window to front.

### Shower Room 6'0" x 7'4" (1.85 x 2.25)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with mains shower. Tiled walls, chrome heated towel radiator and extractor fan. Wood paneled ceiling, spotlights and Upvc obscure double glazed window to rear. Storage cupboard housing the 'Ideal' condensing combi boiler (5 years old with a 7 year warranty and regularly serviced).

### External



To the front is a lawn garden with bushes and shrubbery. To the side is shared access to a private driveway providing off road parking for two cars. Gas meter and outside store. Detached garage with power and light, single glazed window to side and single glazed double doors to front. To the rear is an outside tap and security light. Patio and lawn garden with raised beds. Space for a greenhouse to the rear of the garage.

### Parking

To the side is shared access to a private driveway providing off road parking for two cars.

### Tenure

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

### Energy Rating

D

### Council Tax Band

C

### Water

Water Rates

### 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.

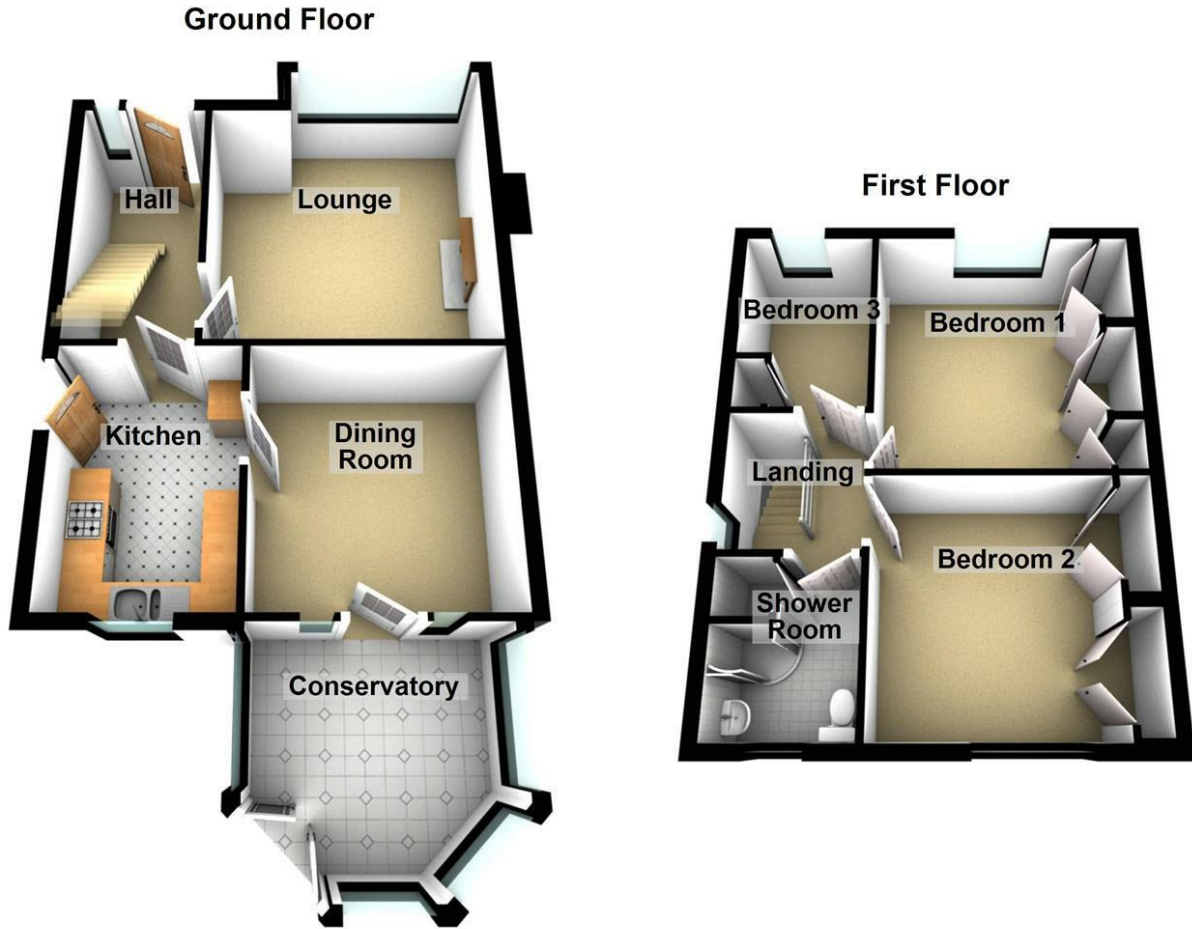
### Boundaries & Ownerships

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.

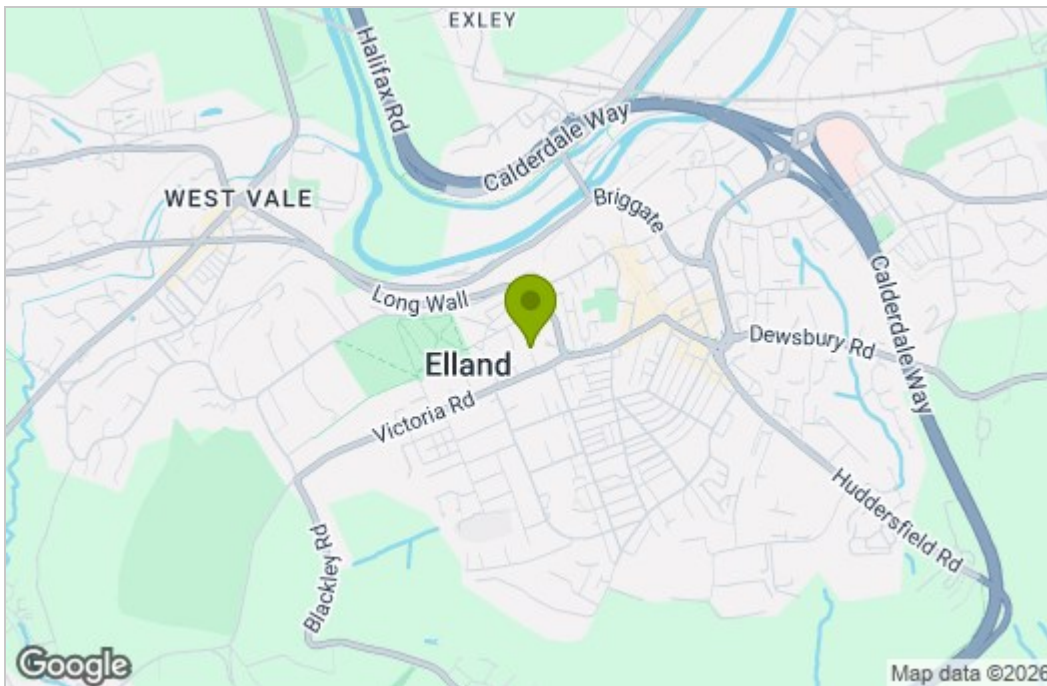
### Mortgages

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.**

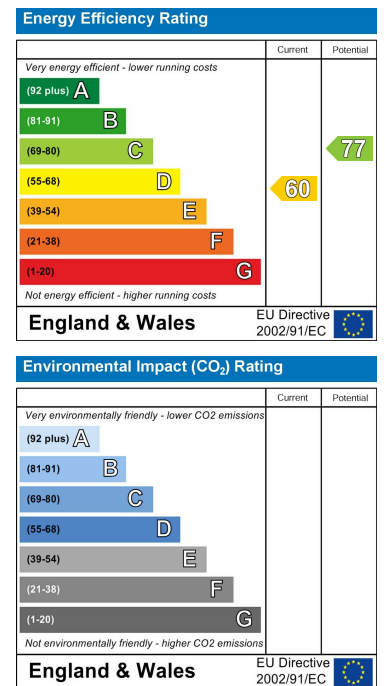
## Floor Plan



## 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.