



106 Victoria Road, Elland, HX5 0QF

£550,000

Offered FOR SALE is this beautiful detached property situated on the highly desirable Victoria Road in Elland. Accommodation comprises; Entrance porch, hallway, lounge, dining room, kitchen, rear lobby and cloaks/w.c. To the lower ground floor; cellar. To the first floor; landing, four bedrooms (three doubles, one single), shower room and cloaks/w.c. Large gardens to front and rear, driveway providing off road parking and detached garage. The property has the benefit of gas central heating, security alarm system and boasts plenty of character. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Ideal family home.

Ground Floor

Entrance Porch 3'5" x 8'10" (1.05 x 2.7)

Original stained glass door with original stained glass window above to front. Original tiled floor, part paneled walls and door to hallway;

Hallway



Radiator, programmer/room stat, plate rail and part paneled walls. Wall light, deep skirting boards, telephone point and staircase access to first floor. Door to staircase access to lower ground floor, dining room, kitchen and lounge;

Lounge 14'1" x 14'9" exc. bay (4.3 x 4.5 exc. bay)



Leaded effect bay window to front, telephone point, cable point and t.v. aerial lead. Limestone fireplace with living flame gas fire, cornice to ceiling and deep skirting boards. Two circular stained glass windows to side.

Dining Room 13'9" x 15'8" exc. bay (4.2 x 4.8 exc. bay)



Two radiators, cornice to ceiling, deep skirting boards and picture rail. Wooden double glazed bay window to rear and two stained glass windows to side.

Kitchen 10'5" max x 14'5" max (3.2 max x 4.4 max)



Having a range of wall and base units with complementing worktop and splashbacks. Stainless steel sink, 'Neff' five ring induction hob, integrated fridge and freezer and integrated 'Neff' dishwasher. Two electric ovens, one being a microwave combi. Radiator, laminate floor and spotlights. Wooden double glazed window to side.

Rear Lobby

Laminate floor, wooden door with obscure panel above to rear. Door to cloaks/w.c.;

Cloaks/w.c. 3'11" x 6'6" (1.2 x 2)



Two piece suite comprising low flush w.c. and sink with tiled splashback. Laminate floor, radiator and storage cupboard housing the 'Worcester' combi boiler. Leaded effect window to rear.

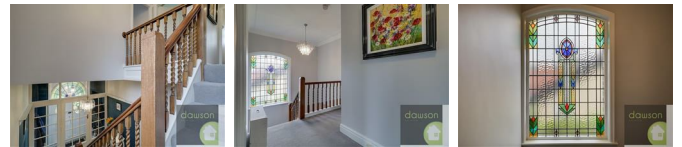
Lower Ground Floor

Cellar

Radiator, plumbing for washing machine, fusebox, electric meter and stop tap.

First Floor

Landing



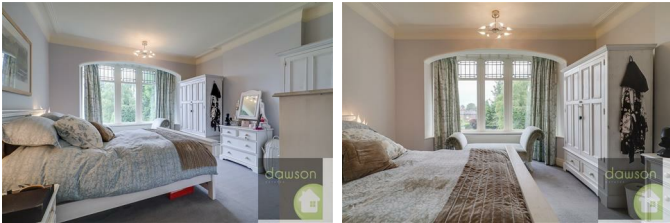
Stained glass arch window to side, radiator, telephone point and cornice to ceiling. Loft hatch with drop down ladder. The loft is part boarded with power, light and radiator. Doors to cloaks/w.c., shower room and bedrooms;

Bedroom One 13'5" x 14'1" (4.1 x 4.3)



Double bedroom with radiator, built in wardrobes, cupboards, dressing table and bedside cabinets. Cornice to ceiling, bay window to front and two stained glass windows to side.

Bedroom Two 12'9" x 13'9" (3.9 x 4.2)



Double bedroom with radiator, cornice to ceiling and wooden double glazed bay window to rear.

Bedroom Three 10'4" x 10'4" (3.15 x 3.15)



Double bedroom, radiator and leaded effect window to front.

Bedroom Four 7'2" x 10'9" (2.2 x 3.3)



Single bedroom, radiator and telephone point. Window to rear and built in storage cupboards.

Shower Room 7'2" x 8'2" (2.2 x 2.5)



Three piece suite comprising low flush w.c. sink with waterfall tap and vanity unit and large walk in shower cubicle with glass shower screen and mains waterfall shower. Tiled floor, part tiled walls and spotlights. Chrome heated towel radiator, cupboard, mirror with wall light and extractor fan. Stained glass window to side.

Cloaks/w.c. 2'11" x 7'2" (0.9 x 2.2)

Two piece suite comprising low flush w.c. and sink with waterfall tap. Stained glass window to side. Tiled floor, part tiled walls and spotlights.

External



To the front is a lawn with borders having various trees, bushes and shrubbery. Hardstanding to the front that extends to the side providing parking. Gas meter and external light to front. Garage to side. To the rear is an external light, large lawn garden, wooden shed and summer house.

Garage



Detached garage with external light, three obscure windows and two doors to side. External light, security light and power socket.

Parking

Off Road Parking

Tenure

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

Energy Rating

E

Council Tax Band

F

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.

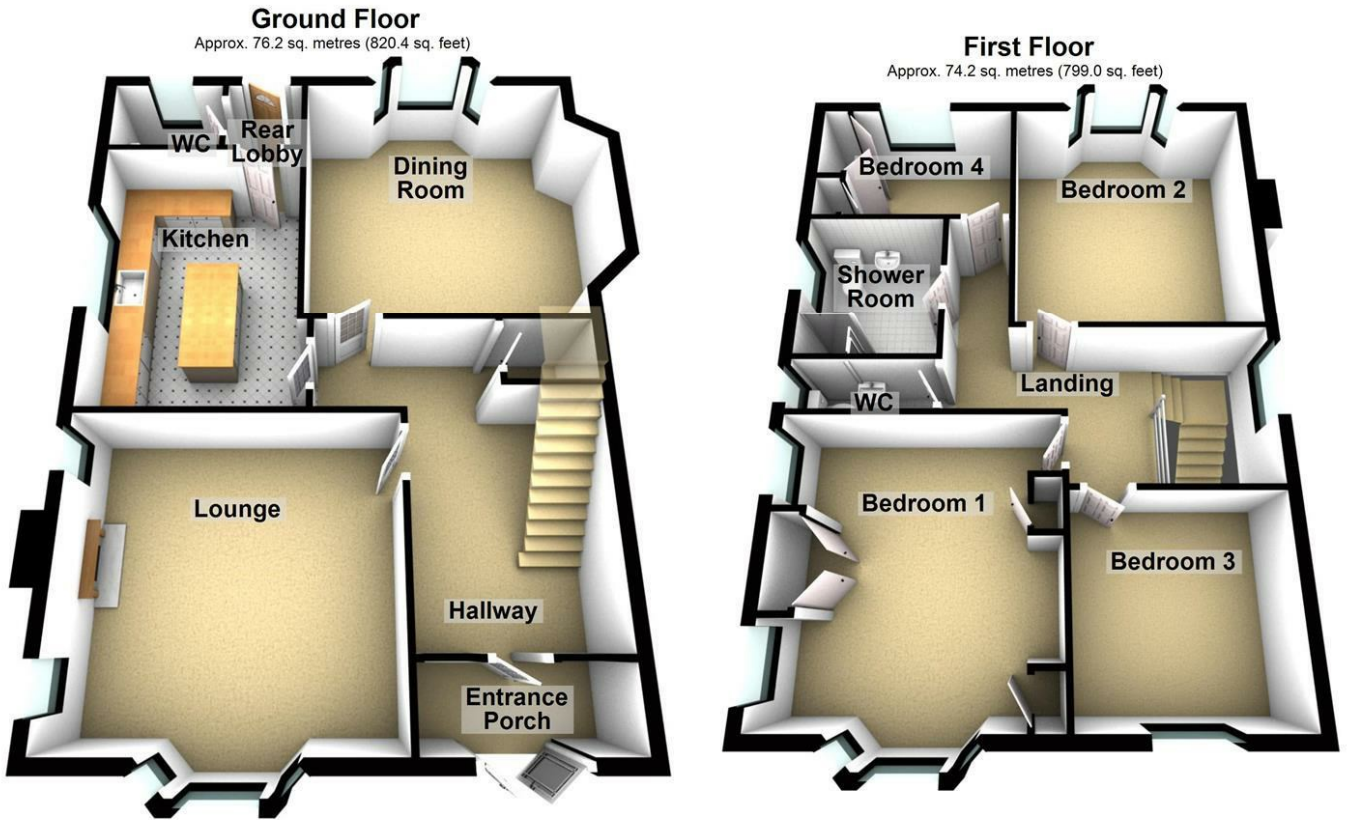
Boundaries & Ownerships

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

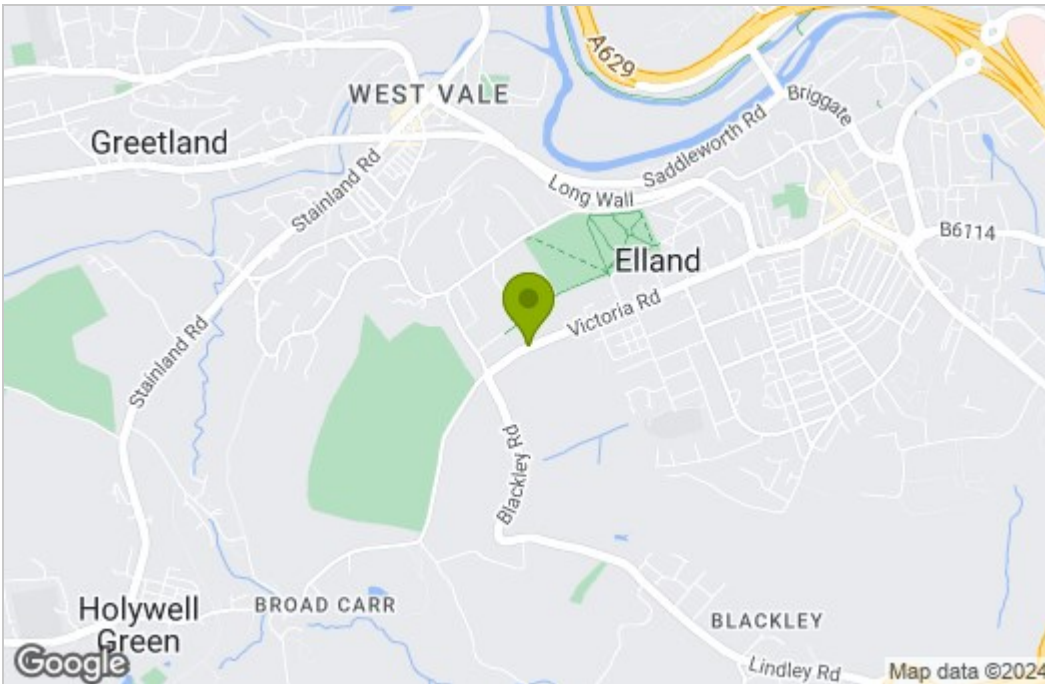
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Floor Plan

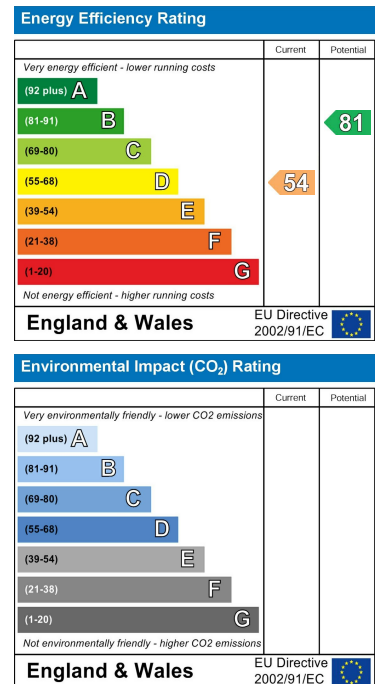


Total area: approx. 150.4 sq. metres (1619.4 sq. feet)

Area Map



Energy Efficiency Graph



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