

7 Grosvenor Street, Elland, HX5 0LH

**£170,000**

Offered FOR SALE is this THREE bedroom semi-detached property situated on this cul-de-sac in a desirable part of Elland. Accommodation comprises; Entrance hallway with understairs storage, open plan lounge, dining and kitchen. Conservatory. To the first floor; landing, three bedroom and bathroom with a four piece suite. Gardens front and rear. Driveway and garage. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of Elland town centre, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.



## Ground Floor

### Entrance Hallway



Upvc double glazed door with Upvc double glazed leaded effect window above to front. Wooden floor, radiator and Hive room stat. Understairs storage housing the 'Vaillant' condensing combi boiler, fusebox and gas and electric meters. Staircase access to first floor and door to dining area.

### Lounge Area 10'9" x 11'9" (3.3 x 3.6)



Wooden floor, radiator and Upvc double glazed window to front. Coving to ceiling, ceiling rose, wall lights and telephone point. Opening to dining area;

### Dining Area 10'9" x 13'1" (3.3 x 4)

Two radiators, wooden floor and Upvc double glazed french doors with Upvc double glazed leaded effect window above opening into the conservatory. Coving to ceiling and ceiling rose. Opening to kitchen area;

### Kitchen Area 5'10" x 9'10" (1.8 x 3)



Having a range of wall and base units with wooden worktop. Space for under counter fridge and freezer, plumbing for washing machine and stainless steel one and a half sink and drainer. Space for electric 'Range' oven, wood paneled ceiling and stop tap. Tiled floor, Upvc double glazed leaded effect door with Upvc double glazed leaded effect window above and Upvc double glazed window to rear.

## Conservatory

Radiator, wooden floor, Upvc double glazed windows and sliding patio doors to rear.

## First Floor

### Landing



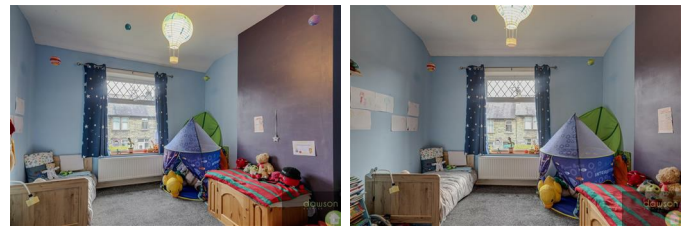
Upvc obscure double glazed window to side, loft hatch with drop down ladder. Loft is part boarded and has power and light. Doors to bathroom and bedrooms;

### Bedroom One 11'5" x 12'7" (3.5 x 3.85)



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

### Bedroom Two 10'5" x 12'7" (3.2 x 3.85)



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

### Bedroom Three 6'6" x 8'4" (2 x 2.55)



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

### Bathroom 5'6" x 9'2" (1.7 x 2.8)



Four piece suite comprising low flush w.c. pedestal wash basin, bath and shower cubicle with shower walls and electric 'Triton' shower. Fully tiled walls, radiator, wood paneled ceiling. Spotlights and Upvc obscure double glazed window to rear.

### External



To the front is an enclosed lawn garden. External light. To the rear is an enclosed garden with patio, pebbled area, shale area and lawn. Wooden shed and mature bushes and shrubbery.

### Garage

Pull out doors to front. Door and external light to rear.

### Parking

Driveway provides off road parking for one car. On street parking also available.

### Tenure

We have been advised by the vendor that the property is leasehold. Ground rent is £2 per annum. The last time the vendors had an option to buy it was for £400.

### Water

Water rates

### Energy Rating

E

### 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

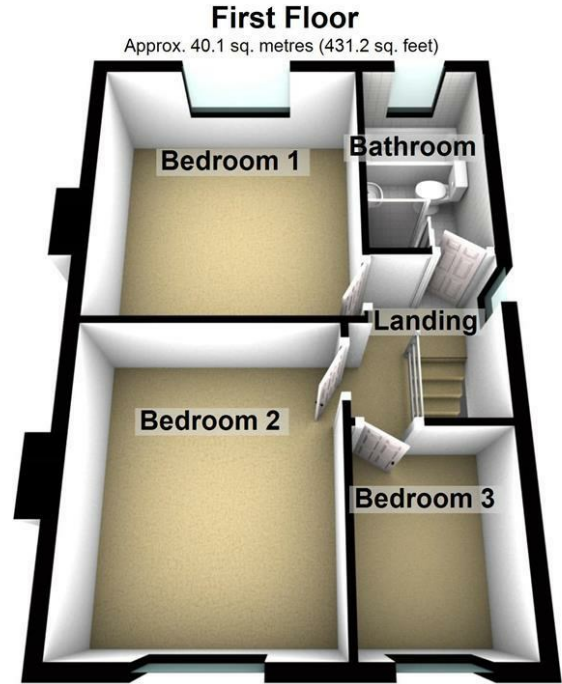
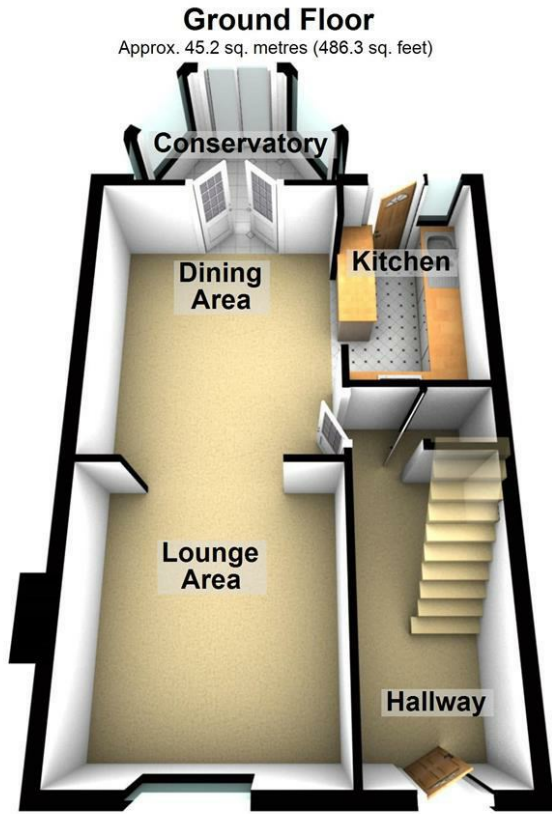
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

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



Total area: approx. 85.2 sq. metres (917.5 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.