



28 Waverley Road, Elland, HX5 0NL

Offers Over £189,500

Offered FOR SALE is this THREE bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. Cellar. To the first floor; landing, three bedrooms (two doubles, one single) and bathroom. Gardens front and rear. Off road parking. The property benefits from Upvc double glazing, gas central heating, security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Entrance Hallway



Composite double glazed door with panel above to front. Radiator, rubber matting, telephone point and dado rail. Staircase access to first floor and doors to dining room and lounge;

Lounge 12'1" x 12'7" (3.7 x 3.85)



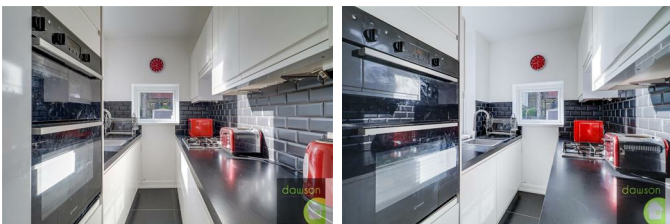
Radiator, Upvc double glazed window to front and coving to ceiling. Wall lights, living flame gas fire with marble effect surround and decorative fireplace. T.v. aerial leads.

Dining Room 12'7" max x 14'9" max (3.85 max x 4.5 max)



Radiator, laminate floor and cornice to ceiling. Upvc double glazed french doors and window above to rear. Fitted display unit with spotlights to one alcove. Living flame gas fire and door to kitchen;

Kitchen 5'8" max x 12'5" max (1.75 max x 3.8 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer, 'Indesit' electric double oven and stainless steel one and a half sink and drainer. 'Neff' four ring gas hob, radiator and tiled floor. Upvc

double glazed windows to side and rear. Door to lower ground floor;

Lower Ground Floor

Cellar

Housing the fusebox and electric meter.

First Floor

Landing

Radiator, telephone point and loft hatch with drop down ladder. The loft is part boarded and has light. Doors to bathroom and bedrooms;

Bedroom One 9'10" x 13'9" (3 x 4.2)



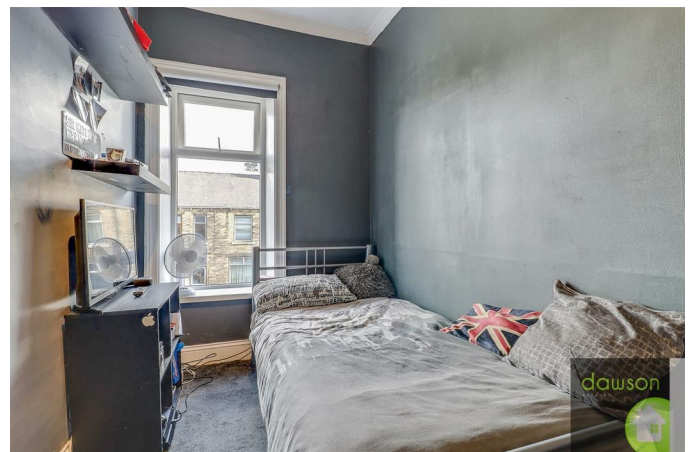
Double bedroom with radiator, coving to ceiling and Upvc double glazed window to front.

Bedroom Two 10'0" x 13'1" (3.05 x 4)



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

Bedroom Three 5'10" x 9'10" (1.8 x 3)



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

Bathroom 5'8" x 9'4" (1.75 x 2.85)



Three piece suite comprising low flush w.c. floating sink and 'p' shaped bath with electric shower and mixer shower over. Chrome heated towel radiator, tiled floor and part tiled walls. Upvc obscure double glazed window to side, spotlights and new boiler fitted 2023.

External



To the front is an enclosed patio garden. To the rear is hardstanding and a decked area (decking and gate replaced 2023). Outside tap, power point and security light. Gas meter.

Parking

On street parking to front and off road parking to rear.

Tenure

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

Energy Rating

D

Council Tax Band

B

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

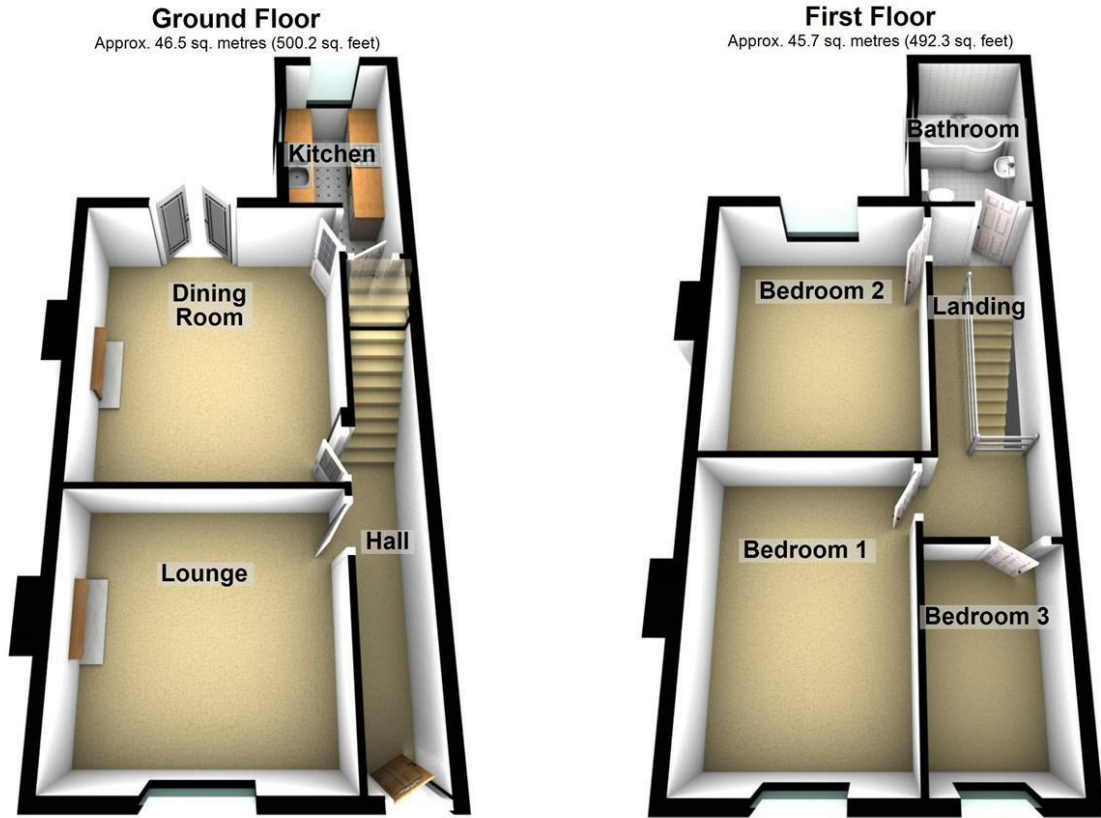
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should

make their own enquiries before proceeding to exchange of contracts.

Mortgages

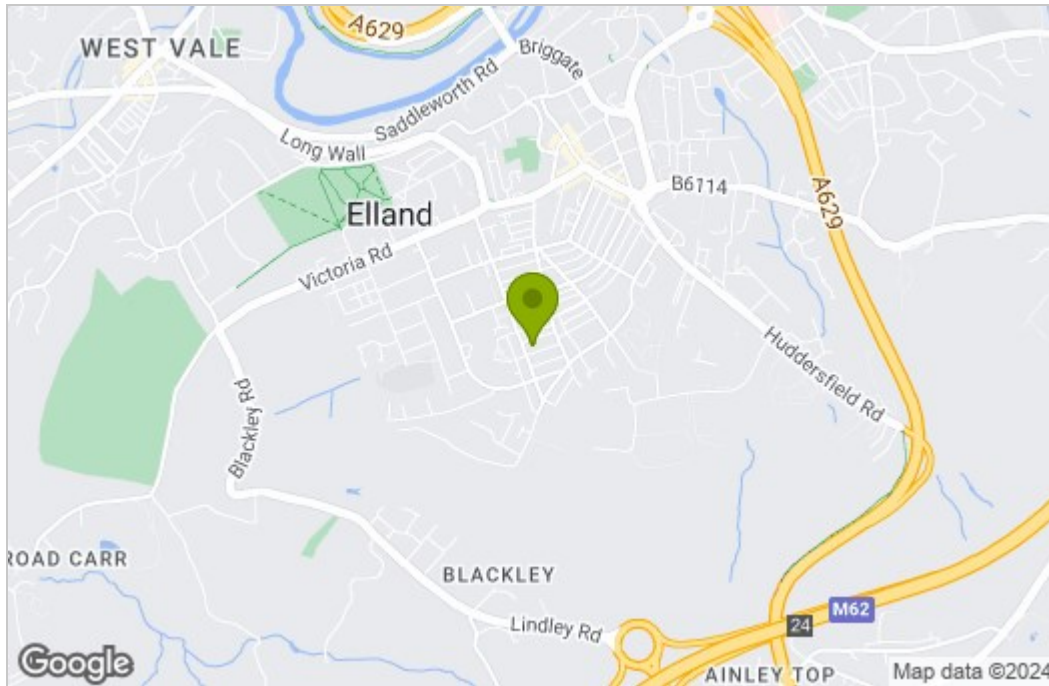
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

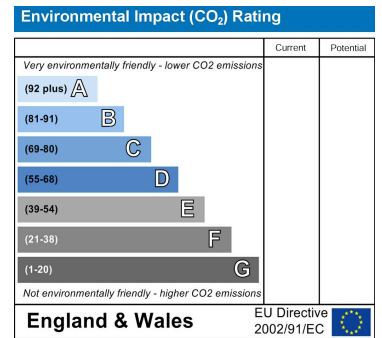
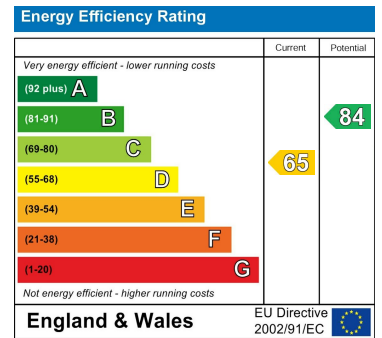


Total area: approx. 92.2 sq. metres (992.5 sq. feet)

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.