



4 Granville Street, Elland, HX5 0AP

£300,000

Offered FOR SALE is this THREE double bedroom DETACHED house on the outskirts of Elland. Accommodation comprises; Entrance lobby, lounge, cloaks/w.c. and dining kitchen. To the first floor; landing, two double bedrooms and bathroom. To the second floor; landing, double bedroom and en-suite shower room. Gardens, off road parking and garage. The property has the benefit of 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.

Ground Floor

Entrance Lobby

Composite obscure glazed door to front, radiator and staircase access to first floor. Door to lounge;

Lounge 14'9" x 15'7" (4.5 x 4.75)



Upvc double glazed window to front, radiator, room stat, t.v. and telephone point. Double doors to dining kitchen and door to cloaks/w.c.;

Cloaks/w.c. 2'11" x 7'10" (0.9 x 2.4)

Two piece suite comprising low flush w.c. and sink with vanity unit. Radiator, extractor fan, fusebox and stop tap. Laminate floor and part tiled walls.

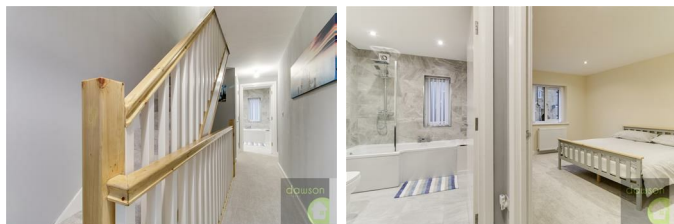
Dining Kitchen 12'5" x 17'8" (3.8 x 5.4)



Having a range of dove grey and slate grey gloss wall and base units with laminate worktop and tiled splashbacks. Integrated 'Lamona' microwave, 'Lamona' electric double oven, 'Lamona' dishwasher and 'Lamona' washing machine. 'Lamona' five ring gas hob with extractor above and acrylic sink and drainer. Two radiators, spotlights and t.v. point. Two Upvc double glazed windows to rear and Upvc double glazed bi-folding doors to side. Laminate floor and under cupboard lighting.

First Floor

Landing



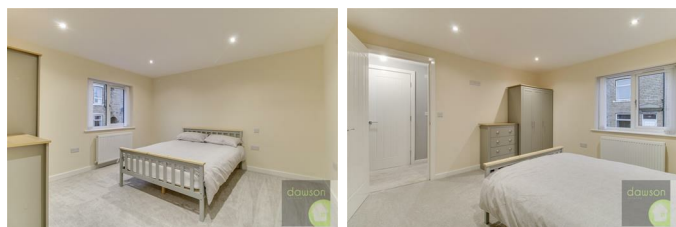
Room stat, Upvc double glazed window to front and staircase access to second floor. Storage cupboard housing the 'Potterton' condensing combi boiler with magna clean. Doors to bathroom and bedrooms;

Bedroom Two 12'1" x 15'8" (3.7 x 4.8)



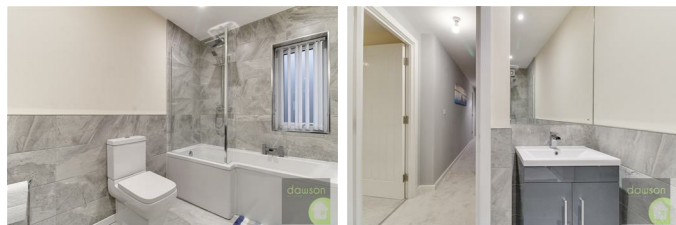
Double bedroom with t.v. point, radiator and Upvc double glazed window to front.

Bedroom Three 11'5" x 12'5" (3.5 x 3.8)



Double bedroom with t.v. point, radiator, spotlights and Upvc double glazed window to rear.

Bathroom 6'4" max x 9'0" max (1.95 max x 2.75 max)



Three piece suite comprising low flush w.c. sink with waterfall tap and vanity unit and 'p' shaped bath with waterfall tap and mains waterfall shower above and separate shower attachment. Tiled floor, part tiled walls and extractor fan. Upvc obscure double glazed window to rear, spotlights and electric shaver point.

Second Floor

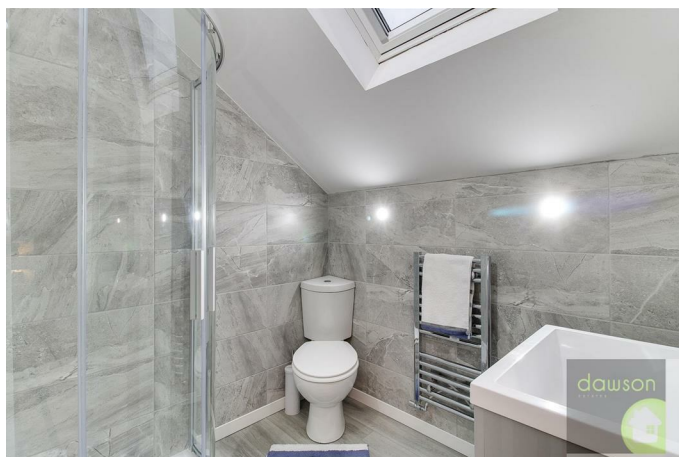
Landing

Bedroom One 17'8" max x 22'11" max (5.4 max x 7 max)



Double bedroom with radiator, t.v. points and spotlights. Upvc double glazed dormer window to front. Door to en-suite shower room;

En-suite Shower Room



Three piece suite comprising low flush corner w.c. sink with vanity unit and corner shower cubicle with 'Triton' electric shower. Laminate floor, part tiled walls and spotlights. Chrome heated towel radiator, electric shaver point and extractor fan. Wooden double glazed velux window.

External



External lights, gas and electric meters and external power socket. Gardens to all sides. Will be mainly laid to lawn. Summerhouse with w.c. and solid fuel burner.

Parking

Off street parking to side and on street parking. Detached garage.

Tenure

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

Energy Rating

B

Council Tax Band

TBC

Water

Water Meter

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.

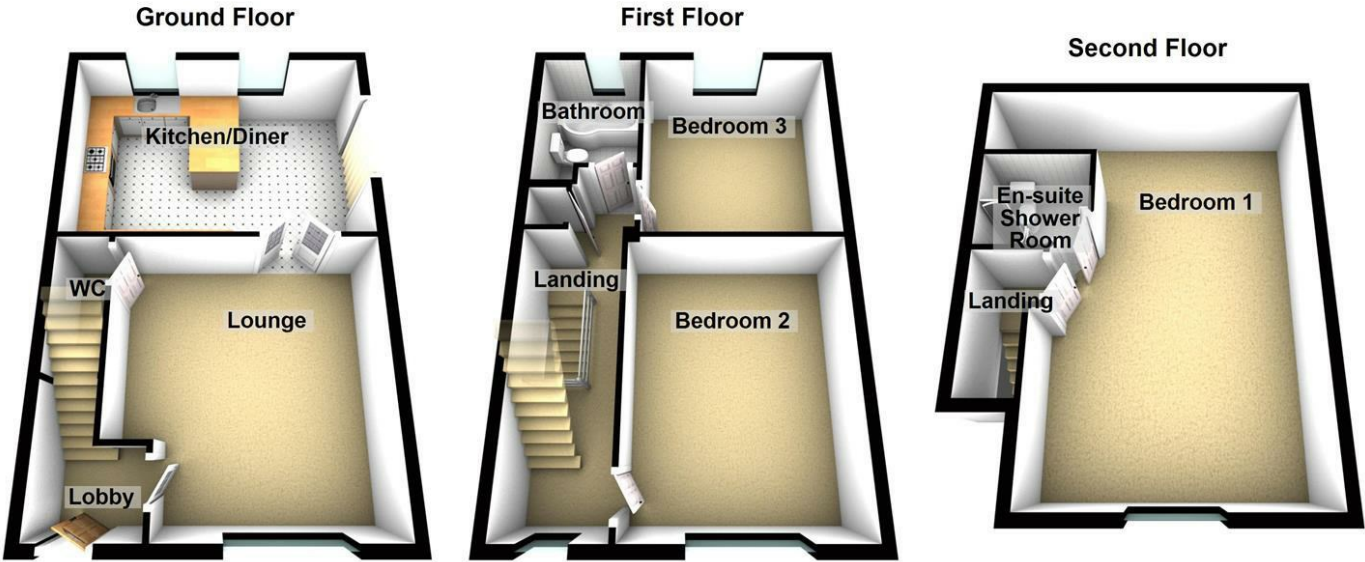
Boundaries & Ownerships

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.

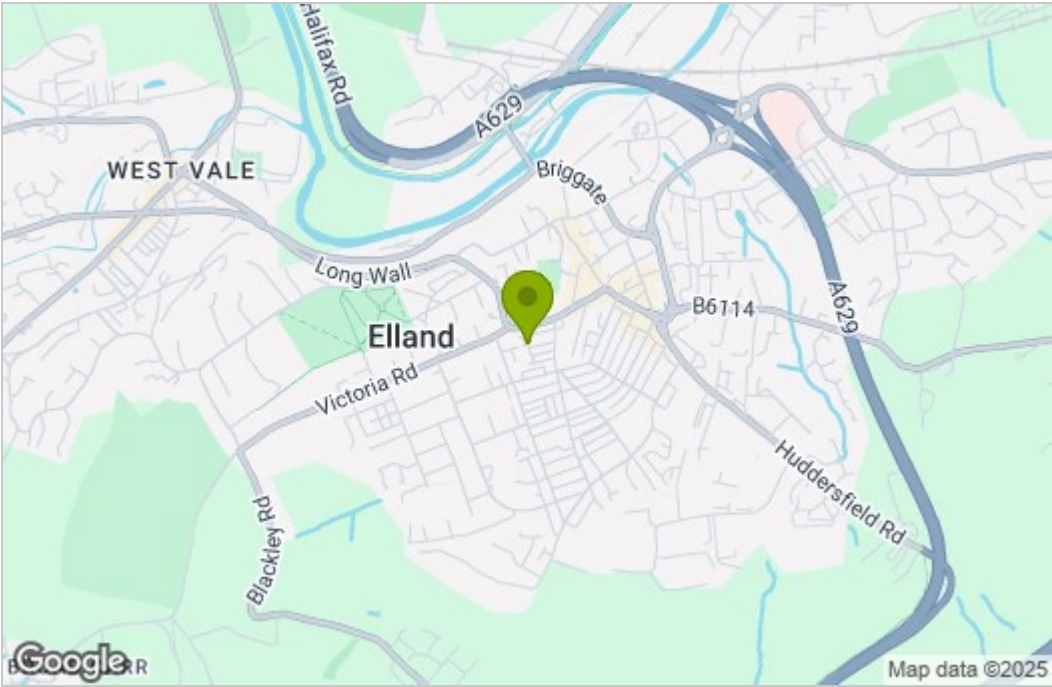
Mortgages

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.**

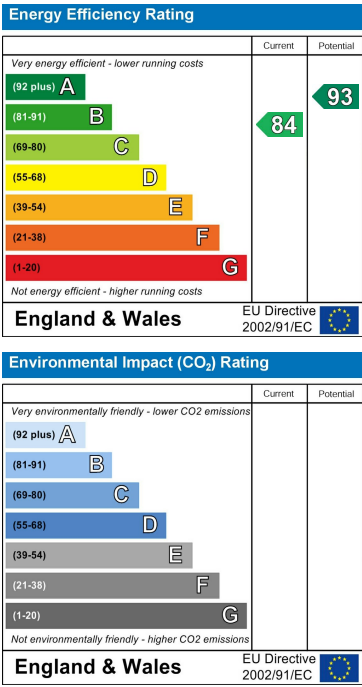
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.