



88 Grasmere Drive, Elland, HX5 9PW

**Offers Over £265,000**

Offered FOR SALE is this well presented THREE bedroom SEMI-DETACHED property situated on this pleasant cul-de-sac in the sought after Lower Edge area of Elland. Accommodation comprises; Entrance lobby, lounge/diner, kitchen and sun room. To the first floor; landing, three bedrooms and shower room. Gardens front and rear. Driveway providing off road parking and leading to the garage. Shed to the rear. 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.

## Ground Floor

### Entrance Lobby



Composite obscure double glazed door and obscure side panel to front. Upvc obscure double glazed window to side, radiator and mobile room stat. Staircase access to first floor and door to lounge/diner;

### Lounge/Diner 12'1" max x 25'1" max (3.7 max x 7.65 max )



Two radiators, Upvc double glazed window to front and coving to ceiling. Wall lights, telephone point and sliding patio doors to sun room. Door to kitchen;

### Kitchen 6'8" x 10'9" (2.05 x 3.3)



Having a range of wall and base units with laminate worktop and splashbacks. Space for fridge/freezer, plumbing for dishwasher and washing machine. Sink and drainer, electric oven, gas hob with glass splashback and extractor hood above. Composite obscure double glazed door to rear, coving to ceiling, gas meter, stop tap and fusebox. Upvc double glazed window to side.

### Sun Room 9'10" x 9'10" (3 x 3)



Radiator, wall light and Upvc double glazed windows to three sides (one side obscure). Upvc double glazed French doors to rear.

## First Floor

### Landing



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

### Bedroom One 8'8" x 14'3" (2.65 x 4.35)



Double bedroom with radiator, coving to ceiling and wall lights. Upvc double glazed window to front and fitted bedroom furniture.

### Bedroom Two 8'10" max x 10'5" max (2.7 max x 3.2 max)



Double bedroom with radiator and Upvc double glazed window to rear. Coving to ceiling and fitted wardrobes with sliding doors.

### Bedroom Three 6'8" x 7'0" (2.05 x 2.15)



Single bedroom with radiator and Upvc double glazed window to front. Built in wardrobe and over stairs storage.

### Shower Room 6'2" max x 11'1" max (1.9 max x 3.4 max)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in double shower with glass shower screen and mains waterfall shower. Extractor fan, spotlights and chrome heated towel radiator. Tiled walls, electric shaver point and Upvc obscure double glazed window to rear.

### External



To the front is a pebbled garden with soil borders. Driveway to side leads to garage. Understairs storage housing housing the 'BAXI' combi boiler (3/4 years old. Serviced annually and with a 10 year warranty). Detached garage with electric up and over door. Own fusebox, power and light. Upvc double glazed door to side. Shed to the rear of garage with power and light. PIR light to side and front of garage. Outside tap. To the rear is a decked garden.

### Parking

Driveway provides off road parking.

### Tenure

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

### Water

Water meter

### Energy Rating

C

### 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.

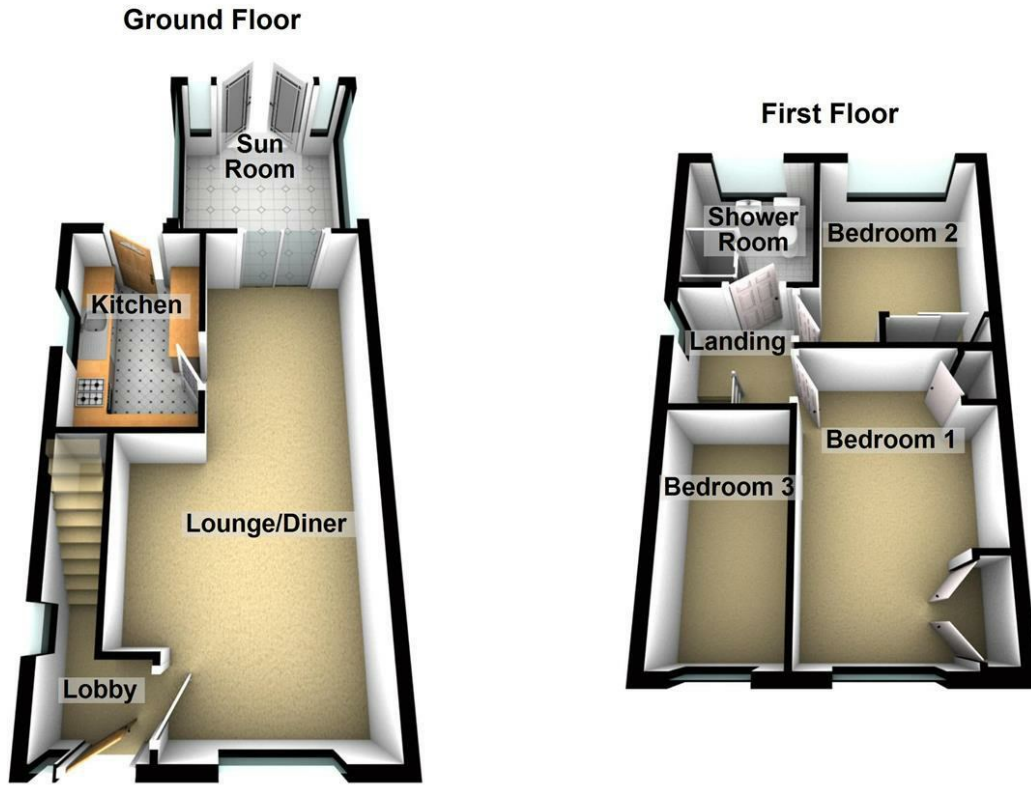
### Boundaries & Ownerships

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.

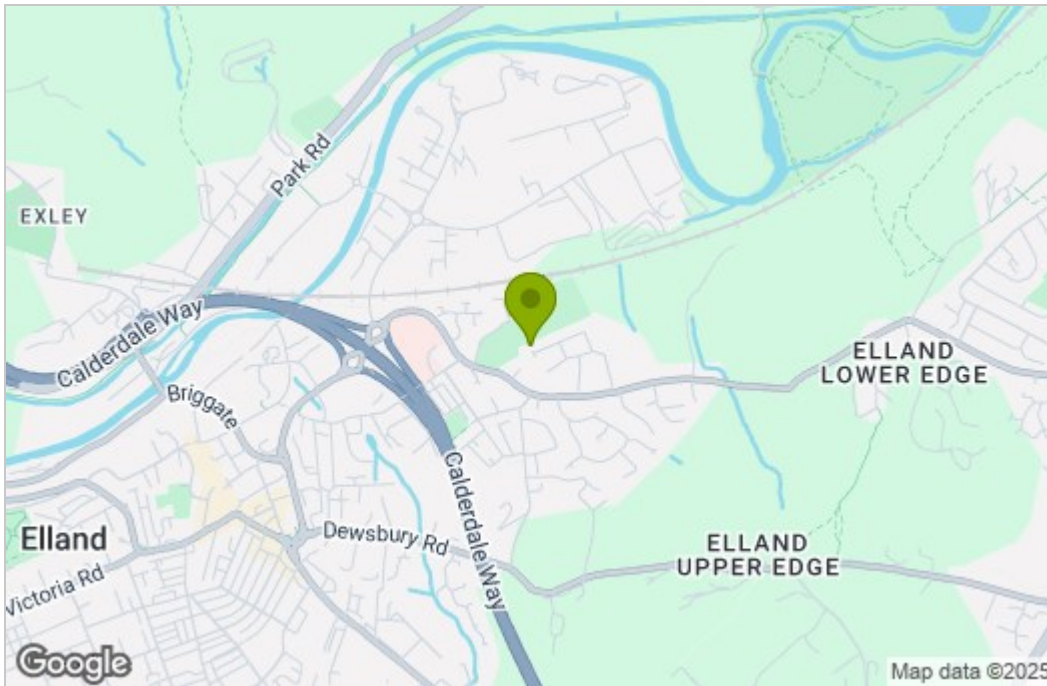
### Mortgages

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.**

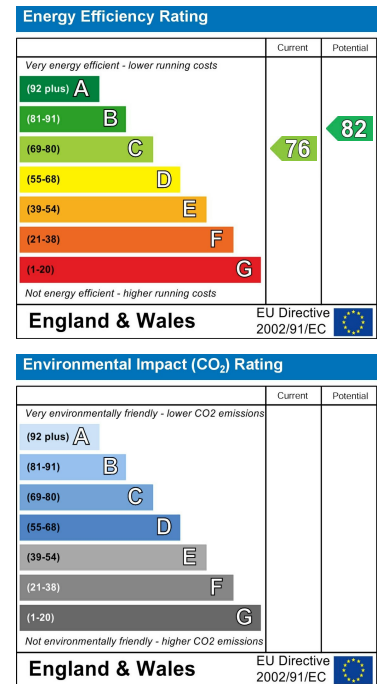
## Floor Plan



## 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.