



Grove House Victoria Avenue, Elland, HX5 0AZ

Offers In The Region Of £387,000

Offered FOR SALE is this extremely spacious newly built detached property situated at the end of this quiet cul-de-sac. Accommodation comprises; Entrance hallway with storage, cloaks/w.c, fourth bedroom that is currently used as a dining room, lounge/t.v. room and kitchen/diner/living room. To the first floor; landing which could be used as a home office, three double bedrooms, master with en-suite shower room and family bathroom. Gardens, driveway and garage. The property benefits from Upvc double glazing, gas central heating with two zone system, mains wired smoke alarms and security alarm system for the house/garage. Close to amenities, transport links and access to the M62 motorway network. The property offers such light, spacious flexible accommodation and is an ideal family home. Viewing is essential.

Ground Floor

Entrance Hallway



Radiator, laminate floor and cloaks/storage cupboard. LED downlights, room stat and Upvc obscure double glazed door with Upvc obscure double glazed side panel to front. Staircase access to first floor and doors to kitchen/diner/living room, lounge/t.v. room, dining room/bedroom four and cloaks/w.c.;

Cloaks/w.c. 3'11" x 5'2" (1.2 x 1.6)



Two piece suite comprising low flush w.c. and pedestal wash basin. Tiled floor, tiled walls and chrome heated towel radiator. LED downlights, extractor fan and Upvc obscure double glazed window to front.

Dining Room/Bedroom Four 13'5" max x 14'9" max (4.1 max x 4.5 max)



Double bedroom but currently utilised as a dining room. LED downlights, t.v. point understairs storage cupboard and Upvc double glazed window to rear.

Lounge/T.V. room 12'9" x 13'7" (3.9 x 4.15)



Radiator, t.v. point and wall lights. Upvc double glazed window to front and Upvc double glazed french doors to rear.

Kitchen/Diner/Living Room 18'4" max x 19'0" max (5.6 max x 5.8 max)



Having a range of light grey shaker style wall and base units with laminate worktop and tiled splashbacks. (Wren kitchen). Integrated 'Bosch' dishwasher, 'Bosch' electric oven and 'Bosch' four ring gas hob with 'Bosch' extractor hood above. Plumbing for washing machine, stainless steel sink and drainer and laminate floor. LED downlights, two radiators. t.v. point and telephone point. Upvc double glazed french doors to front and rear and Upvc double glazed window to rear.

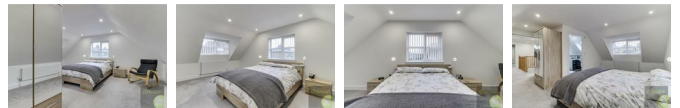
First Floor

Landing/Home Office 14'5" max x 19'0" max (4.4 max x 5.8 max)



LED downlights, radiator and storage cupboard. Room stat and wooden double glazed velux window. Doors to bathroom and bedrooms;

Bedroom One 16'4" max x 19'0" max (5 max x 5.8 max)



Double bedroom with LED downlights, t.v. point and two radiators. Upvc double glazed dormer window to front and Upvc double glazed window to side. Door to en-suite shower room;

En-suite Shower Room 6'0" x 7'8" (1.85 x 2.35)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Tiled floor, fully tiled walls and chrome heated towel radiator. Extractor fan, light up mirror and wooden double glazed velux window.

Bedroom Two 11'1" x 19'0" (3.4 x 5.8)



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

Bedroom Three 12'9" x 13'7" (3.9 x 4.15)



Double bedroom with LED downlights, radiator and t.v. point. Upvc double glazed dormer window to front and wooden double glazed velux window.

Bathroom 5'10" x 7'2" (1.8 x 2.2)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower over. Tiled floor, fully tiled walls and chrome heated towel radiator. Extractor fan, light up mirror and wooden double glazed velux window.

External



To the front is a lawn, patio and flowerbed with bushes and shrubbery. Driveway providing parking and leads to garage. Path to front door with flowerbeds with bushes and shrubbery. Access down each side of the house. Wooden shed. Gas and electric meters. To the rear is a patio and lawn with flowerbed with bushes and shrubbery. Soffit lights (three different zones) and switch operated.

Garage

Electric door. Garage has a tap and power and light. Wall mounted 'BAXI' condensing combi boiler. The garage is alarmed.

Parking

Driveway provides off road parking and leads to garage with parking for one car.

Tenure

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

Energy Rating

B

Council Tax Band

E

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.

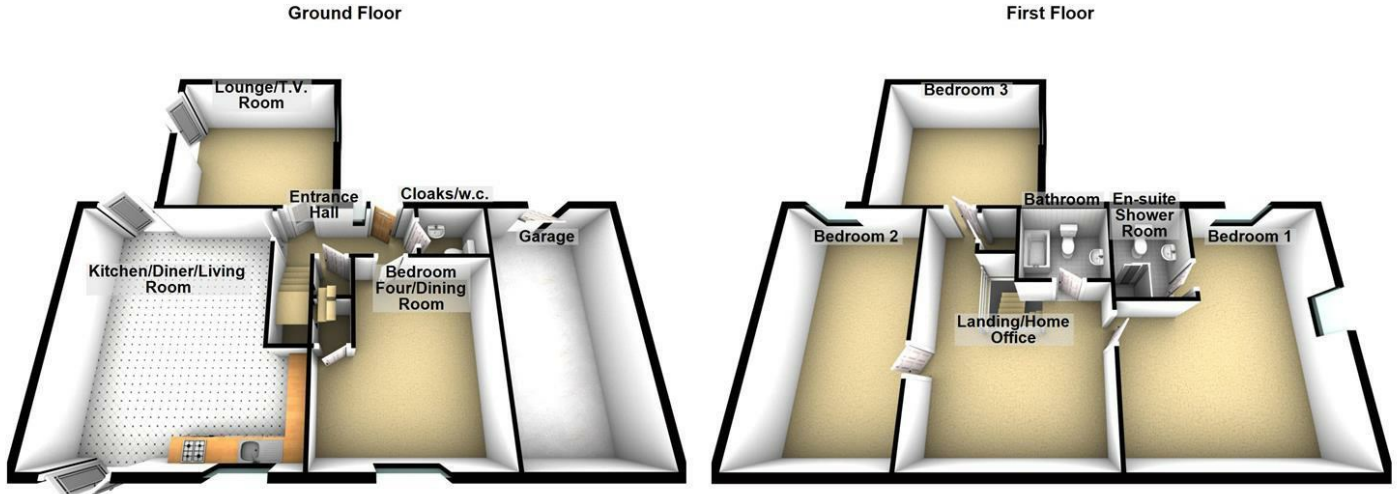
Boundaries & Ownerships

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.**

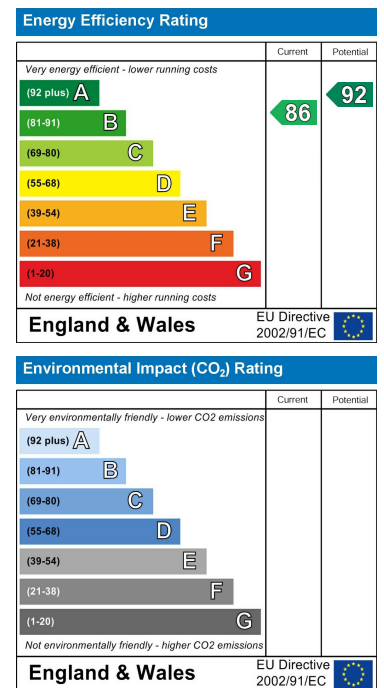
Floor Plan



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