

Dewsbury Road, Elland, HX5 9BG £850



Located in the sought after area of Elland is this three bedroom mid terrace property, with easy access to local amenities and the M62 corridor. The property has the benefits of UPVC double glazing, gas central heating and also gardens to the front and rear.

The accommodation in brief comprises; entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and the house bathroom. No pets. Council Tax Band: A, EPC Rating: D







#### **Entrance Hall**

Laminate flooring. Radiator. UPVC double glazed door to the front elevation.

# Lounge 11'10" x 11'9" max (3.628 x 3.593 max)

Electric fire. New carpet. Radiator. UPVC double glazed window to the front elevation.

Dining Room 12'0" x 10'4" + recess (3.672 x 3.161 + recess)
Original cabinets to alcove. Laminate flooring. Radiator.
UPVC double glazed window to the rear elevation.

## Kitchen 7'4" x 6'9" (2.248 x 2.064)

Installed 2016. Modern wall and base cupboards. Stainless steel sink. Tiled splash backs. Electric oven and halogen hob. Stainless steel cooker hood. Plumbing for a washing machine. Under stair storage. UPVC double glazed window to the rear elevation. Wooden door leading to the rear of the property.

## Landing

Stairs leading from the hall. Large cupboard with loft access. New carpet, Radiator.

## Bedroom One 11'10" x 8'9" (3.627 x 2.669)

Feature fire place. New carpet. Radiator. UPVC double glazed window to the front elevation.

## Bedroom Two 12'0" x 7'8" (3.667 x 2.343)

Built in wardrobes. Storage housing boiler. Radiator. UPVC double glazed window to the rear elevation.

# Bedroom Three 11'10" x 6'0" (3.616 x 1.849)

Radiator. UPVC double glazed window to the front elevation.

### **Bathroom**

Modern white three piece suite comprising; vanity sink and WC unit and bath with electric shower above. Fully tiled. Radiator. UPVC double glazed window to the rear elevation.

### Front Garden

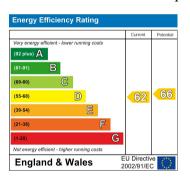
Enclosed garden.

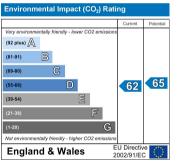
#### Rear Garden

Enclosed paved yard with stone outbuilding.

### **Lettings Disclaimer**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

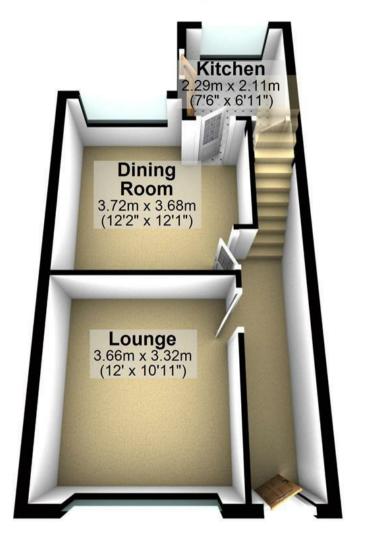




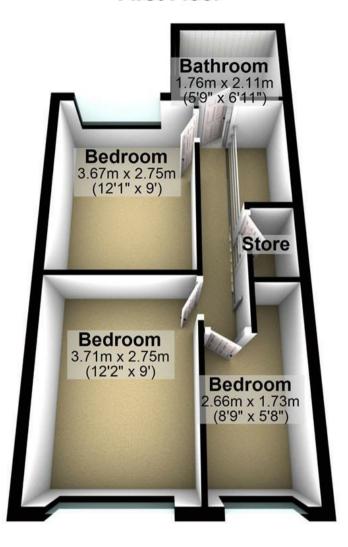




**Ground Floor** 



**First Floor** 



Fern Royd, Elland