

Peter David

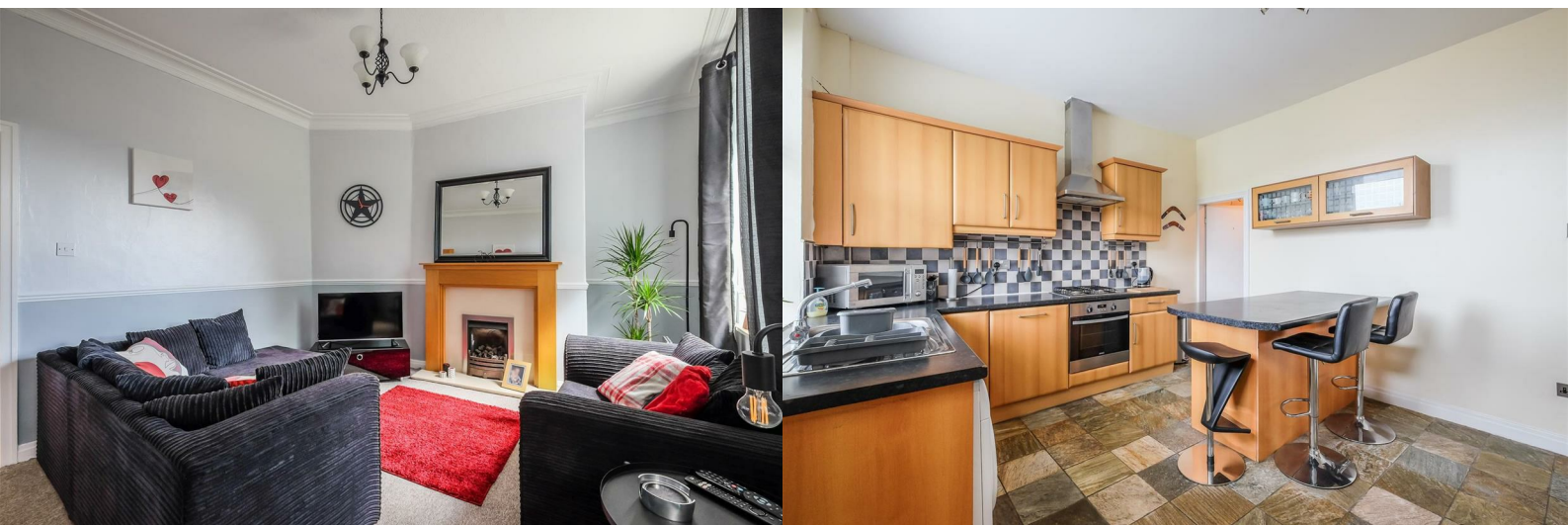
Properties Ltd

Residential Sales and Lettings



South Lane,

£155,000





Welcome to this charming terraced house located on South Lane in Elland, a perfect opportunity for a first-time buyer to step onto the property ladder. This delightful property boasts two spacious double bedrooms, ideal for a small family or those in need of a home office space.

The house features a cosy reception room, perfect for relaxing after a long day, and a well-maintained kitchen and bathroom for your convenience. One of the highlights of this property is the large garden to the rear, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air.

Situated in Elland, this home benefits from good commuter links, making it easy to travel to nearby towns and cities for work or leisure. Whether you're looking for a peaceful retreat or a convenient location, this terraced house has something to offer for everyone.

Don't miss out on the opportunity to make this house your home sweet home. Contact us today to arrange a viewing and start envisioning your life in this lovely property on South Lane.

- THROUGH TERRACE
- GARDEN TO THE REAR
- TWO DOUBLE BEDROOMS
- IDEAL FIRST TIME BUYER HOME
- WELL PRESENTED THROUGHOUT
- CONVENIENT LOCATION WITH M62 MOTORWAY 10 MINUTES DRIVE AWAY
- EPC BAND E
- COUNCIL TAX BAND A

Accommodation

Lounge

16'2" x 11'10" (4.95 x 3.62)

Kitchen

14'0" x 11'9" (4.27 x 3.60)

First floor

Double bedroom

15'10" x 14'7" (4.85 x 4.45)

Double bedroom

8'6" x 8'11" (2.60 x 2.72)

House bathroom

5'2" x 8'11" (1.60 x 2.72)

External

To the rear of the property is a garden laid to lawn and a decked seating area.

Directions

Please use the postcode HX5 0PA for sat nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



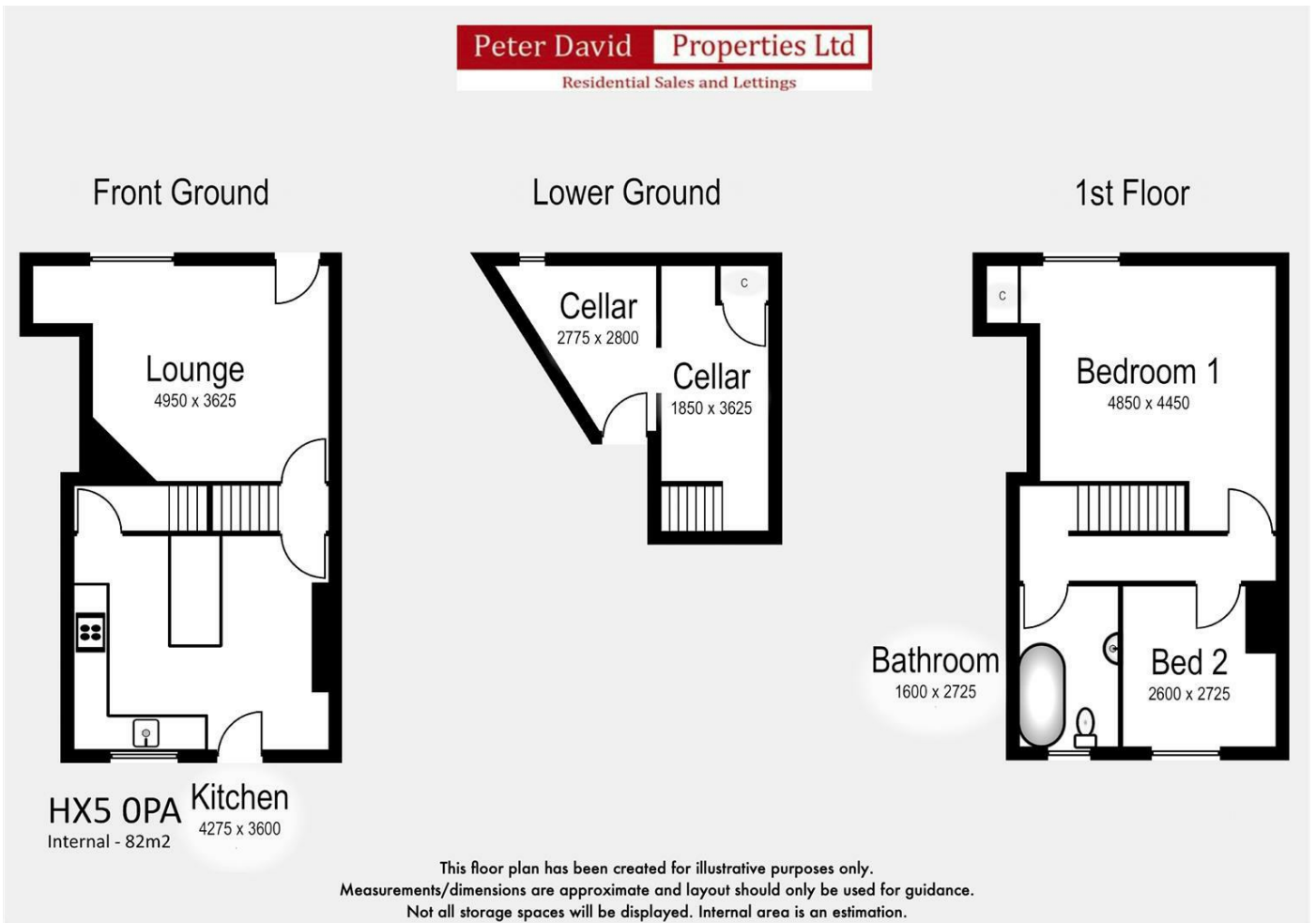
Hybrid Map



Terrain Map



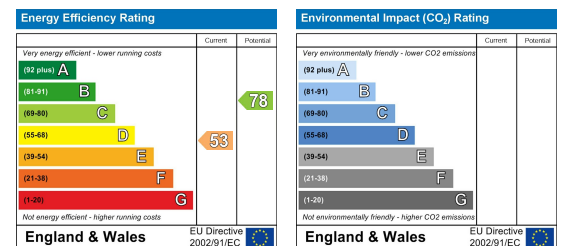
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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