

109 Huddersfield Road, Elland, HX5 0EE

**Offers In The Region Of £175,000**

Offered FOR SALE is this NEW BUILD THREE bedroom semi-detached property in this convenient location in Elland. Accommodation comprises; Entrance lobby, lounge, cloaks/w.c and dining kitchen to ground floor. On the first floor; landing, two double bedrooms and main bathroom. On the second floor Double bedroom with en-suite. On street parking and small outdoor space. The property benefits from gas central heating, Upvc double glazing, security alarm system and ethernet throughout the house. Close to amenities, transport links and access to the M62 motorway network. Ideal family home.

## Ground Floor

### Entrance Hallway

Upvc obscure double glazed door to front, spotlights and staircase access to first floor. Doors to lounge/kitchen and cloaks/w.c;

### Cloaks/w.c. 2'5" x 6'4" (0.75 x 1.95)

Two piece suite comprising low flush w.c. and sink with vanity unit. Laminate floor, chrome heated towel radiator and spotlights.

### Lounge/Kitchen 11'9" max x 21'9" max (3.6 max x 6.65 max)

Upvc double glazed window to front, spotlights, telephone point and radiator. Part laminate floor, wall and base units with laminate worktop. Integrated fridge/freezer, electric oven and hob with retractable extractor hood above, washing machine and dishwasher. Stainless steel sink and drainer, Upvc double glazed window to rear and 'Ideal' condensing combi boiler. Upvc obscure double glazed door to side.

## First Floor

### Landing

Radiator, spotlights, storage cupboard and Upvc double glazed window to rear. Doors to bathroom and bedrooms;

### Bedroom Two 9'6" x 11'9" (2.9 x 3.6)

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

### Bedroom Three 9'6" x 10'0" (2.9 x 3.05)

Double bedroom with radiator, telephone point and Upvc double glazed window to rear.

### Bathroom 5'8" x 8'2" (1.75 x 2.5)

Three piece suite comprising low flush w.c. sink with vanity unit and bath with glass shower screen and mains waterfall and mixer shower above. Tiled floor, part tiled walls and chrome heated towel radiator. Extractor fan, spotlights and Upvc obscure double glazed window to front.

## Second Floor

### Landing

Spotlights and double glazed velux window. Door to bedroom;

### Bedroom One 9'6" x 19'0" (2.9 x 5.8)

Double bedroom with radiator, undereaves storage and spotlights. Two double glazed velux windows. Door to en-suite shower room;

### En-suite Shower Room 5'8" x 10'0" (1.75 x 3.05)

Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with mains waterfall and mixer shower. Tiled floor, part tiled walls and chrome heated towel radiator. Extractor fan, spotlights and double glazed velux window.

## External

To the front is a patio and external light. To the side is a patio and pebbled area. External light and sensor light. Gas and electric meters. To the rear is a patio.

## Parking

On street parking

## Tenure

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

## Energy Rating

B

## Council Tax Band

TBC

## 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

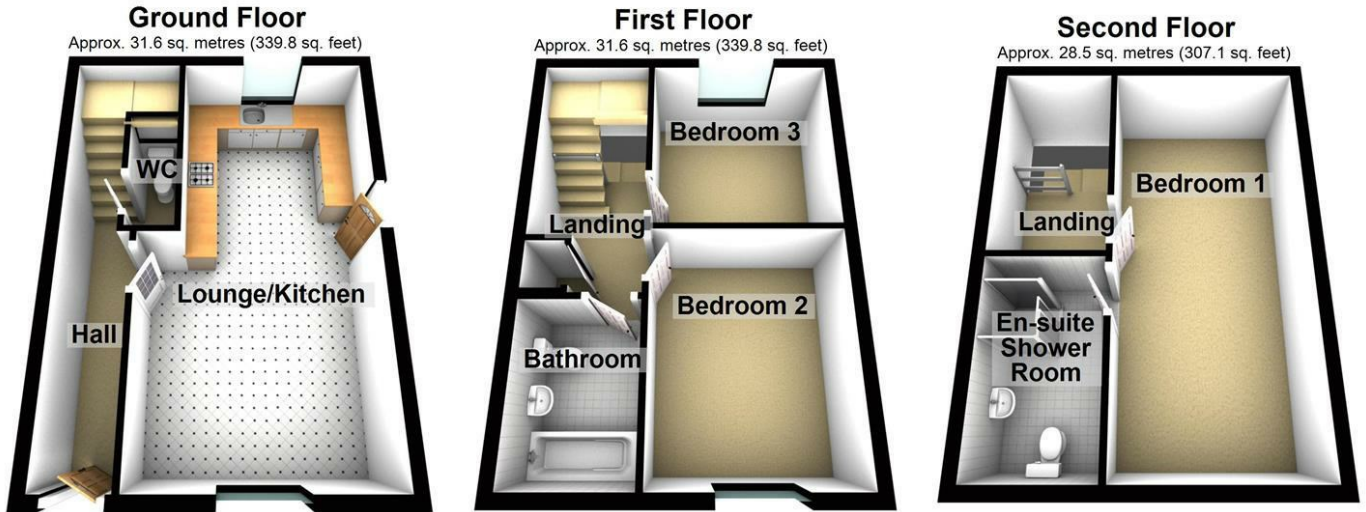
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## 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.**

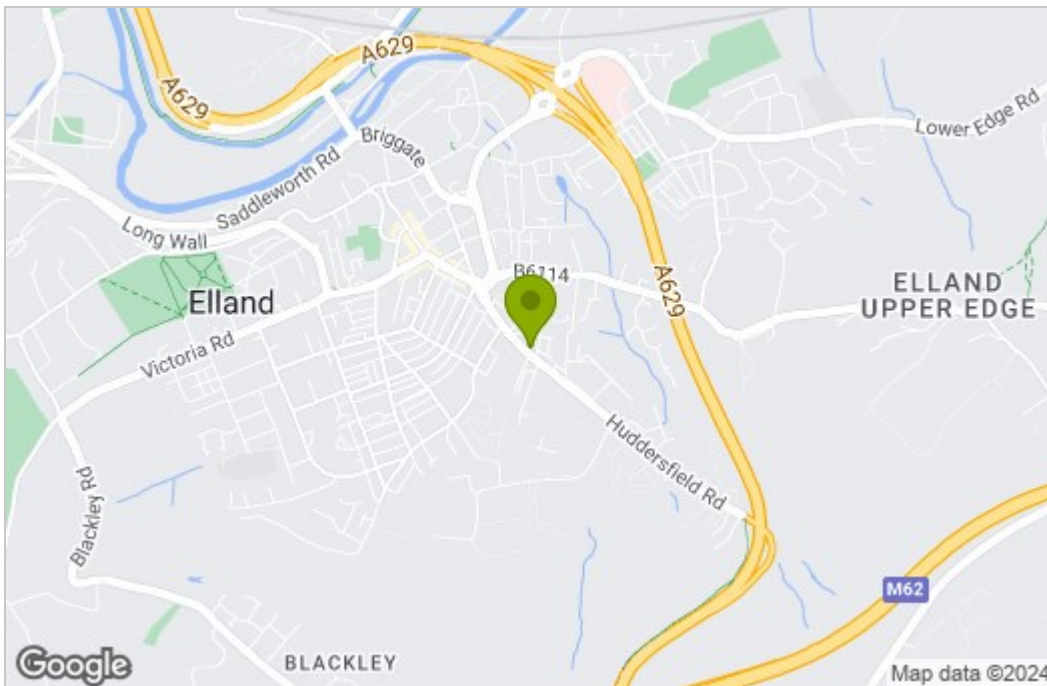


# Floor Plan



Total area: approx. 91.7 sq. metres (986.7 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.