



2 Duke Street, Elland, HX5 0HX

**£97,000**

Offered FOR SALE is this TWO bedroom stone built end terrace on the outskirts of Elland town centre. Accommodation comprises; Open plan lounge/kitchen with useful understairs storage. To the first floor; landing, two double bedrooms and modern bathroom with useful storage cupboard. Gardens front and rear and on street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal for a FTB or BTL investor. Offered for sale with tenant in situ as currently rented out at £525pcm or with vacant possession. Viewing essential.



## Ground Floor

### Lounge/Kitchen 13'5" max x 20'4" max (4.1 max x 6.2 max)



The kitchen area has a range of wall and base units with laminate worktops. Integrated fridge and freezer, electric oven, electric hob and extractor hood above. Plumbing for washing machine and sink and drainer. Gas meter under the sink and Upvc double glazed window and Upvc obscure double glazed door with Upvc obscure double glazed window to rear. Inset ceiling spotlights. Understairs storage housing the electric meter and fusebox. The lounge area has a radiator, room stat and gas fire with marble effect fireplace. Telephone point, cable point and t.v. aerial lead. Upvc double glazed window and Upvc obscure double glazed door with Upvc obscure double glazed window above to rear. Door to staircase access to first floor;

## First Floor

### Landing

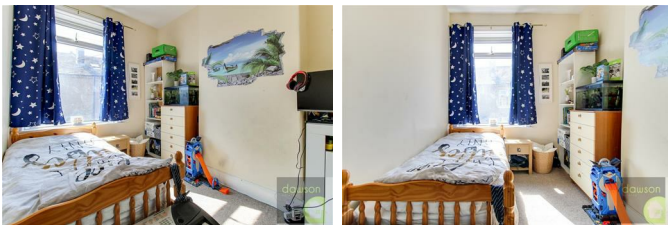
Upvc double glazed window at the bottom of the stairs to front. Radiator and doors to bathroom and bedrooms;

### Bedroom One 8'10" x 12'5" max (2.7 x 3.8 max)



Double bedroom with radiator, loft hatch and Upvc double glazed window to rear.

### Bedroom Two 7'10" x 11'5" (2.4 x 3.5)



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

### Bathroom 5'6" max x 8'6" (1.7 max x 2.6)



Having a three piece white suite comprising low flush w.c. pedestal wash basin and corner bath with mixer shower over. Laminate floor, part tiled walls and chrome heated towel radiator. Upvc obscure double glazed window to front and storage cupboard housing the boiler and having a Upvc obscure double glazed window to side.

## External



To the front is an enclosed yard and to the rear is an enclosed patio.

## Parking

On street parking.

## Tenure

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

## Energy Rating

D

## Council Tax Band

A

## 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.

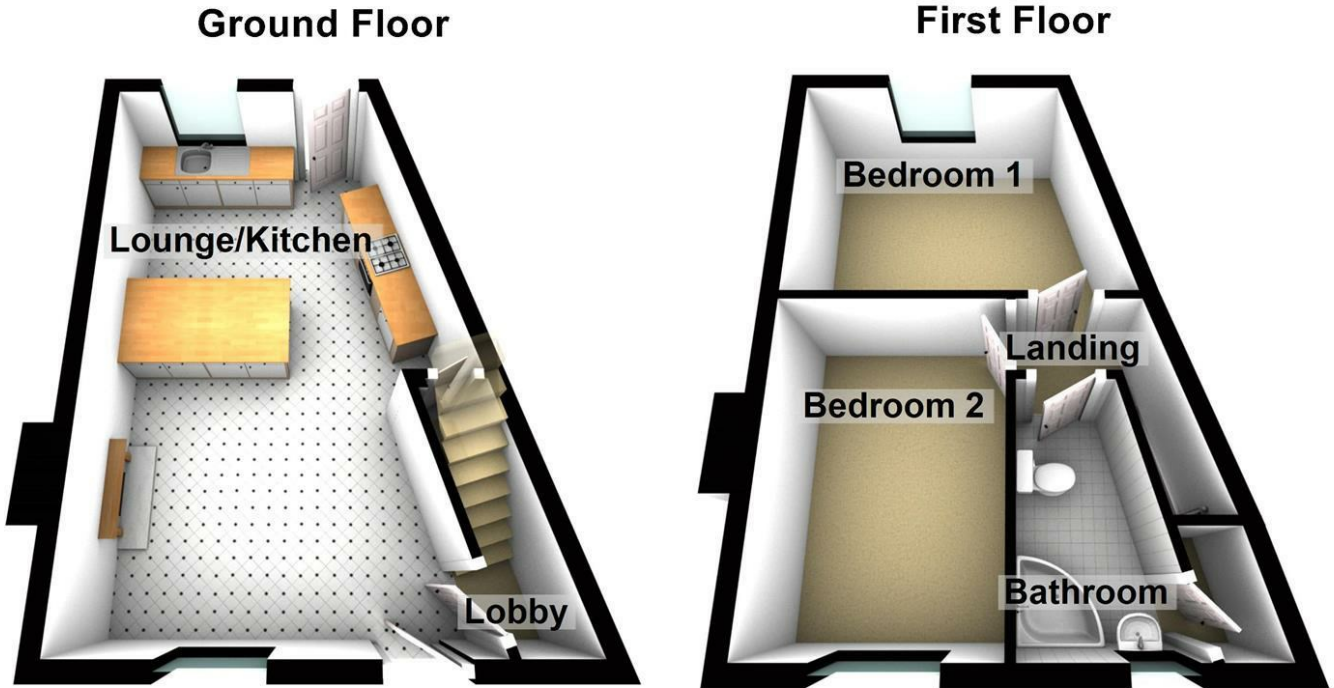
## Boundaries & Ownerships

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.

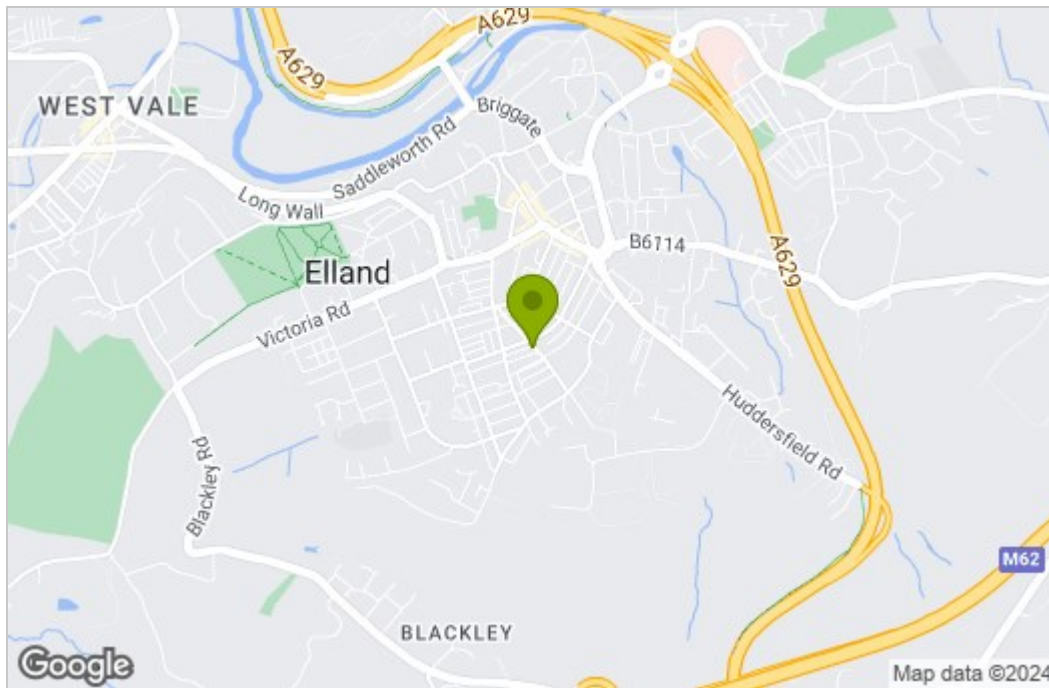
## **Mortgages**

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.

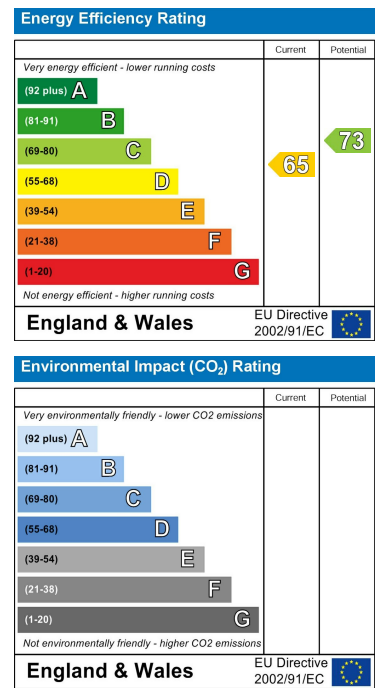
# Floor Plan



# 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.