



57 Beech Street, Elland, HX5 0JD

**£110,000**

Offered FOR SALE is this TWO bedroom stone built enclosed mid terrace in the heart of Elland. Accommodation comprises; Spacious lounge and lower ground floor kitchen. To the first floor; landing, two bedrooms and shower room. Enclosed garden and parking to the front. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Ideal FTB. The property has an attic that is accessed by loft ladders. There is a velux window.

## Ground Floor

### Lounge 13'5" x 15'3" (4.1 x 4.67)



Upvc double glazed window to front and radiator. Feature stone fireplace, stone flagged floor and exposed brick feature wall. Staircase access to first floor and opening to staircase access to lower ground floor;

## Lower Ground Floor

### Kitchen 7'6" x 12'7" (2.29 x 3.86)



Having a range of shaker style wall and base units with laminate worktop and upvc splashback. Composite 'Franke' sink and drainer, plumbing for washing machine, integrated fridge and space for freezer. Electric 'Ariston' cooker, five ring 'Premier range' gas hob with glass splashback and extractor hood above. Upvc double glazed window to the front, fusebox and electric meter. Upvc ceiling, exposed brick wall and beams to ceiling.

## First Floor

### Landing

Loft hatch with drop down ladder and doors to bathroom and bedrooms;

### Bedroom One 8'9" x 10'9" (2.67 x 3.28)



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

### Bedroom Two 6'7" x 6'7" (2.03 x 2.03)



Single bedroom with Upvc double glazed window to front and radiator. Cupboard housing the wall mounted 'Worcester' condensing combi boiler.

## Shower Room



Three piece suite comprising low flush w.c. sink with vanity unit and double shower cubicle with sliding glass doors and mains waterfall and mixer shower. Extractor fan, spotlights and shower walls. Chrome heated towel radiator.

## External



The front of the property has a large enclosed pebbled and paved garden which has off road parking and a car port.

## Parking

Off road 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**

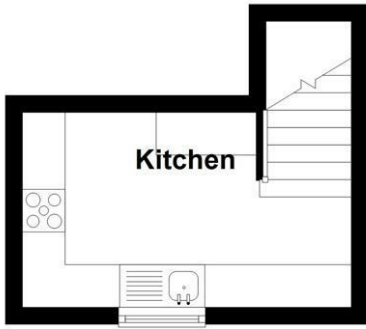
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Mortgages**

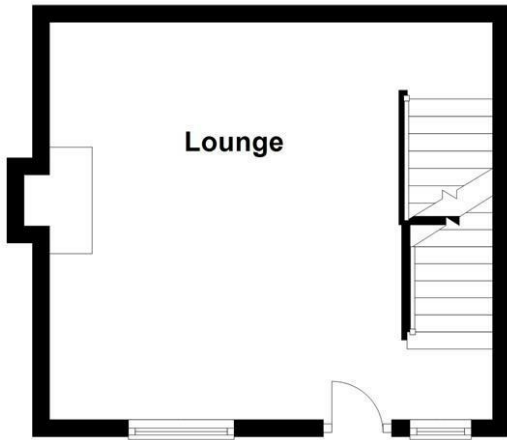
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

# Floor Plan

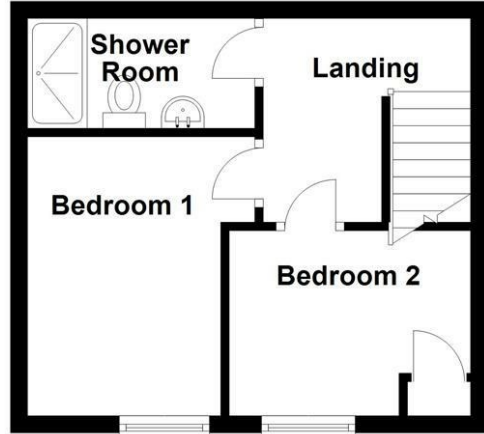
## Lower Ground Floor



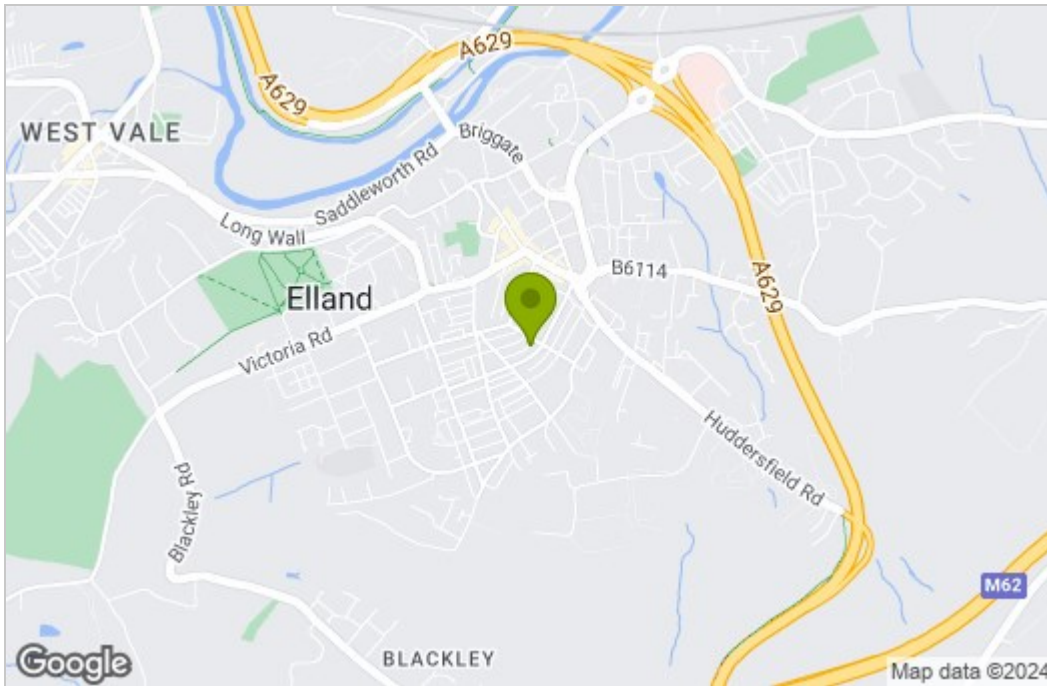
## Ground Floor



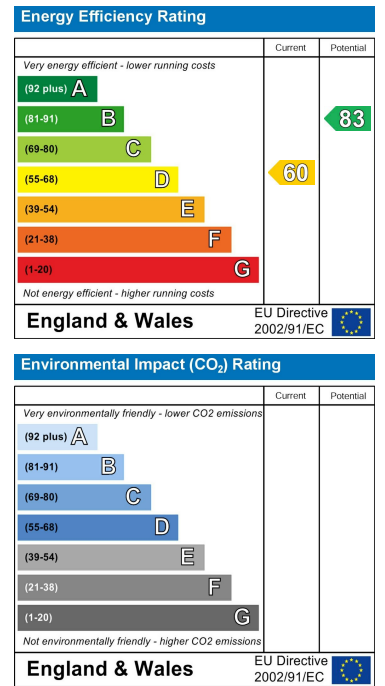
## First Floor



# 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.