



1 Church View Savile Road, Elland, HX5 0NH

Offers In The Region Of £160,000

Offered FOR SALE with NO CHAIN is this TWO bedroom end terrace in this sought after area of Elland. Accommodation comprises; Entrance lobby, lounge, dining room and kitchen. To the first floor; landing, two double bedrooms and bathroom. Gardens front and rear. Garage and further on street parking available. The property benefits from gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Wall light, alarm control panel and staircase access to first floor. Door to lounge;

Lounge 11'9" max x 11'9" max (3.6 max x 3.6 max)



Single glazed leaded effect sash window to front, radiator and telephone point. Floor vent, tiled art deco fireplace with living flame gas fire and t.v. aerial lead. Cornice to ceiling and sliding doors to dining room;

Dining Room 11'3" x 14'9" (3.45 x 4.5)



Two radiators, single glazed window to rear and gas fire. Telephone point, t.v. aerial lead and room stat. Drawers, shelving and cupboard to one alcove. Understairs storage housing the electric meter, gas meter and fusebox. Door to kitchen;

Kitchen 6'4" x 13'3" (1.95 x 4.05)



Having a range of wall and base units with laminate worktop. Stainless steel sink and drainer, electric heater and 'Ideal' wall mounted central heating boiler. Plumbing for washing machine, single glazed obscure window and single glazed window to rear. Part wood paneled walls, wood paneled ceiling and loft hatch. Electric cooker point and Upvc obscure double glazed door to rear.

First Floor

Landing

Wall light, loft hatch and doors to bathroom and bedrooms;

Bedroom One 11'3" x 12'1" (3.45 x 3.7)



Double bedroom with air vent, panic alarm and radiator. Single glazed leaded effect sash window to front and overstairs storage with shelving.

Bedroom Two 8'8" x 12'7" (2.65 x 3.85)



Double bedroom with radiator and single glazed window to rear. Built in drawers to one alcove and built in storage bench to one alcove.

Bathroom 6'0" x 9'6" (1.85 x 2.9)



Three piece suite comprising low flush w.c. pedestal wash basin with splashback and bath with electric 'Triton' shower over. Two grab rails, part tiled walls and radiator. Storage cupboard housing the hot water cylinder and single glazed obscure window to rear.

External



To the front is a paved garden with bushes and shrubbery. To the rear is hardstanding and garden area with bushes and shrubbery. Outside store, security light and outside tap.

Garage

Detached garage with external light, door to rear, single glazed windows to rear and side. Up and over door. Light.

Parking

Further on street parking also available.

Tenure

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

Energy Rating

F

Council Tax Band

B

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.

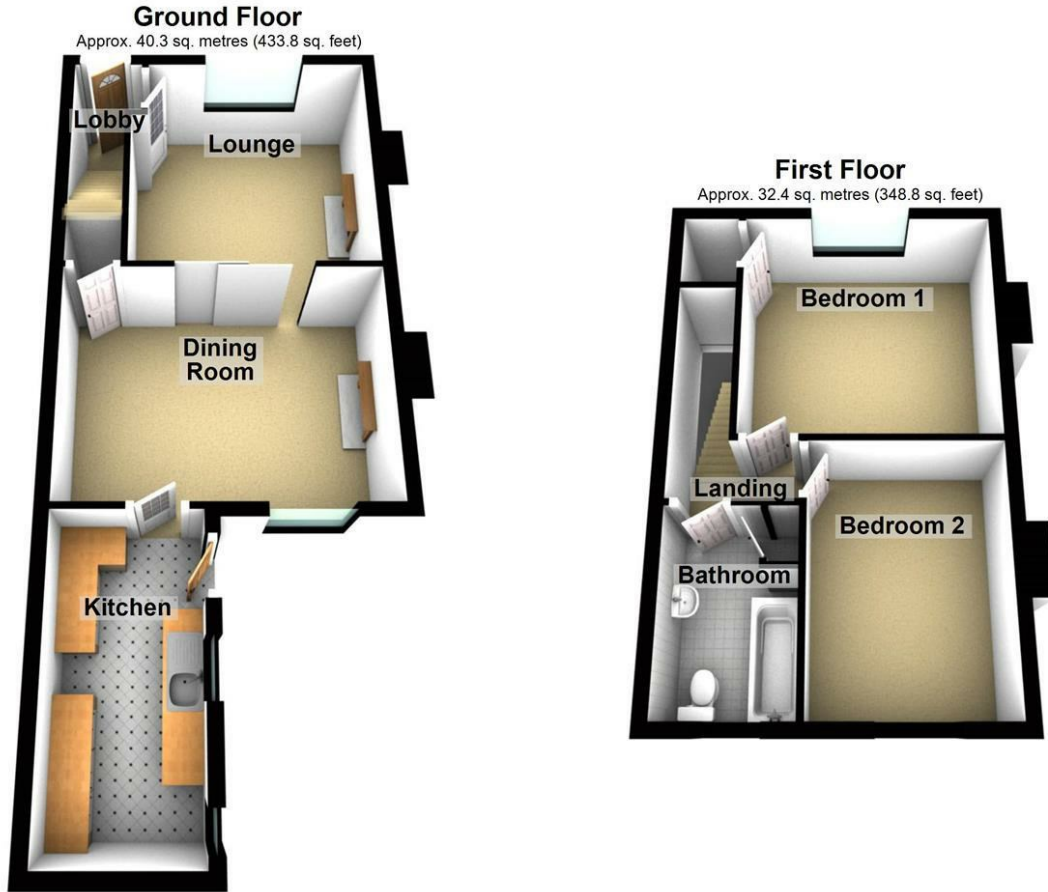
Boundaries & Ownerships

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

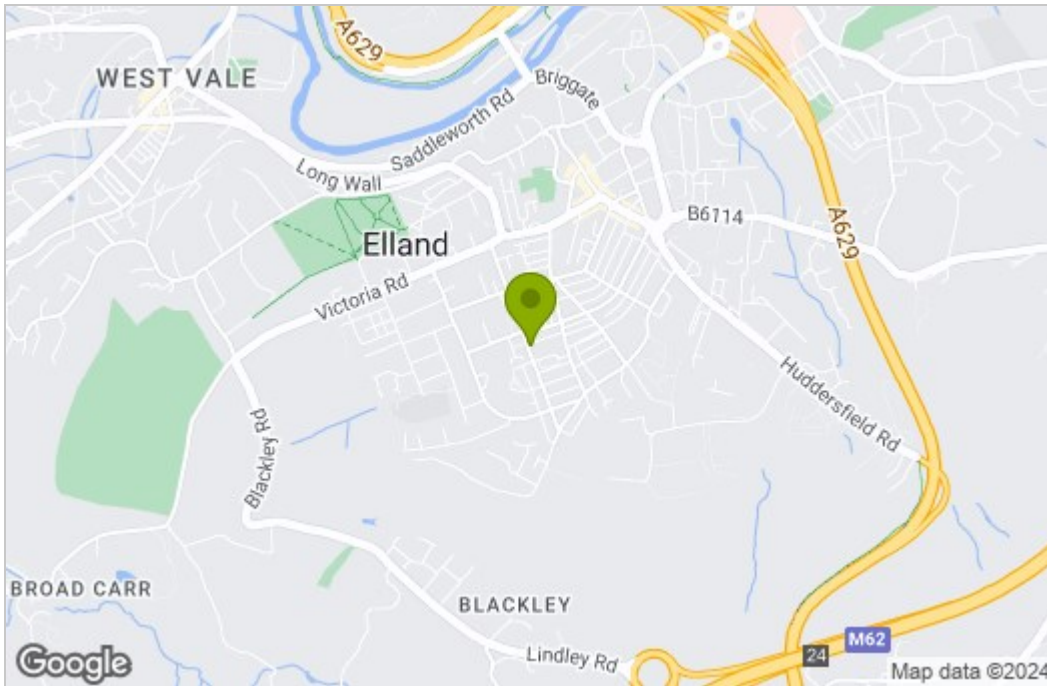
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Floor Plan

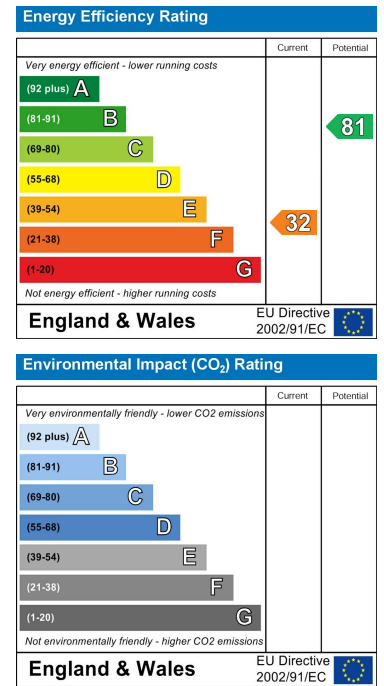


Total area: approx. 72.7 sq. metres (782.6 sq. feet)

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.