



14 Exley Lane, Elland, HX5 0SW

Offers Over £189,950

Offered FOR SALE is this beautifully presented TWO bedroom stone built mid terrace in the popular area of Exley. Accommodation comprises; Entrance porch, open plan lounge/kitchen and rear lobby. Cellar. To the first floor; landing, two double bedrooms and shower room. The property benefits from majority double glazing and gas central heating. Garden to rear and on street parking. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch 3'7" x 4'5" (1.1 x 1.35)

Wooden obscure single glazed door to front and single glazed window to side. Exposed stone wall, wall light and rubber matting. Door to open plan lounge/kitchen;

Lounge/Kitchen 14'3" max x 27'2" max (4.35 max x 8.3 max)



Wooden double glazed window to front, two radiators and feature stone fireplace. Exposed brickwork, laminate floor and spotlights. The kitchen has a range of wall and base units with laminate worktop and tiled splashbacks. Wine cooler, electric oven and four ring hob with extractor hood above. Composite sink and drainer, fridge/freezer, dishwasher and kick board heater. Wooden double glazed window to rear and side. Extractor fan, cupboard housing the combi boiler and room stat. Door to staircase access to lower ground floor and door to rear lobby;

Rear Lobby

Wooden door with single glazed panel above and further double single glazed doors to rear. Laminate floor and staircase access to first floor.

Lower Ground Floor

Cellar

Single glazed window to front, fusebox, electric meter and plumbing for washing machine.

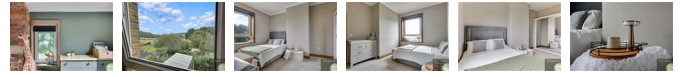
First Floor

Landing



Radiator, loft hatch and Upvc double glazed window to rear. Doors to shower room and bedrooms;

Bedroom One 11'11" max x 15'1" max (3.65 max x 4.6 max)



Double bedroom with coving to ceiling, radiator and Upvc double glazed window to rear.

Bedroom Two 9'8" x 11'9" (2.95 x 3.6)



Double bedroom with radiator, exposed brickwork and beams to ceiling. Upvc double glazed window to front and side.

Shower Room 5'8" x 7'2" (1.75 x 2.2)



Three piece suite comprising low flush w.c. pedestal wash basin and walk in double shower with mains waterfall shower. Radiator, part tiled walls and exposed brickwork. Storage cupboard and Upvc double glazed window to rear.

External



To the rear is an enclosed patio and artificial lawn. Outside tap.

Parking

On street parking

Tenure

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

Water

Water rates

Energy Rating

TBC

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.

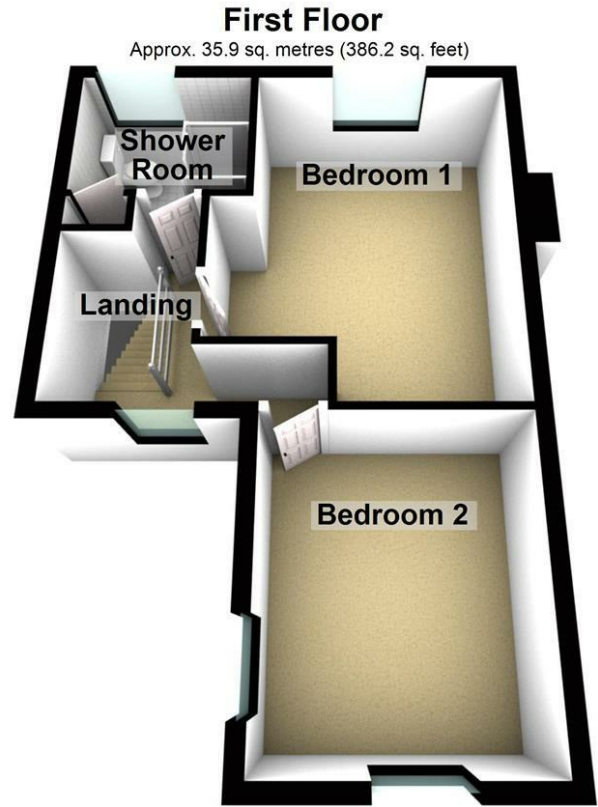
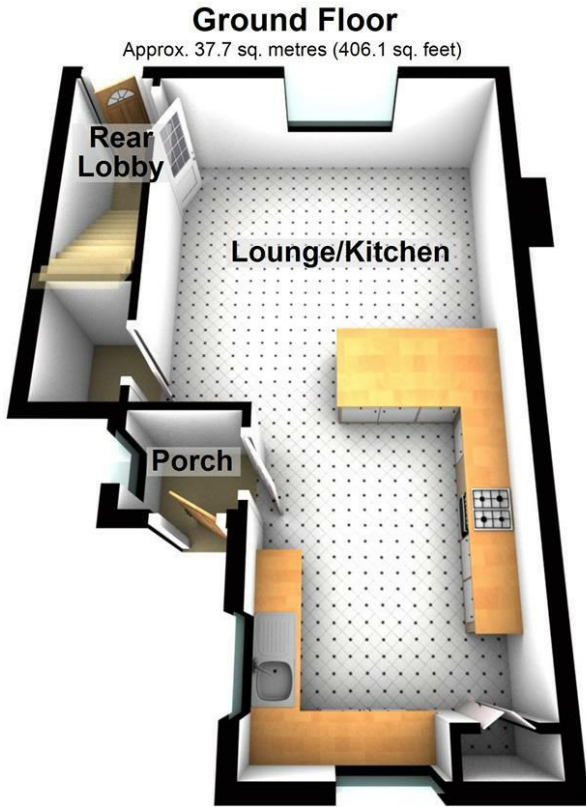
Boundaries & Ownerships

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

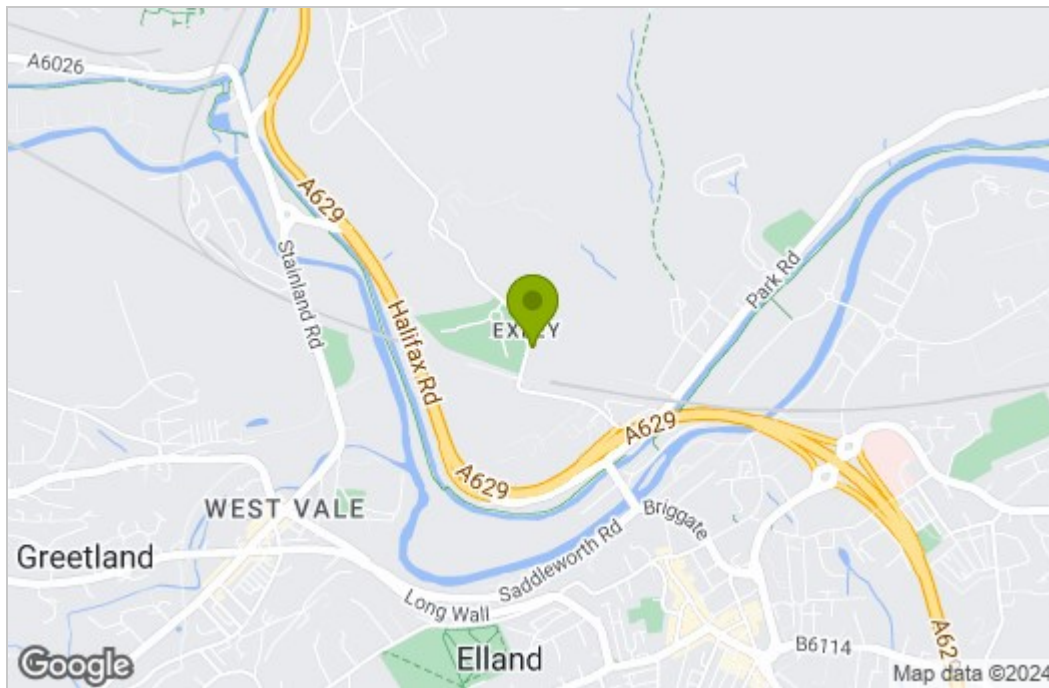
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Floor Plan



Total area: approx. 73.6 sq. metres (792.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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