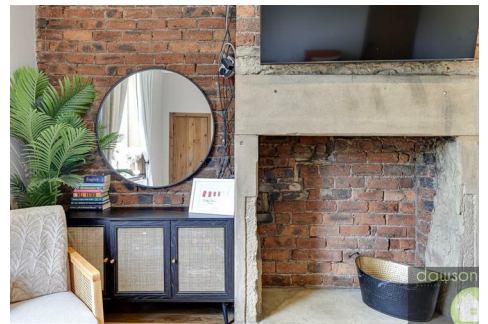




14 Exley Lane, Elland, HX5 0SW

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

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.

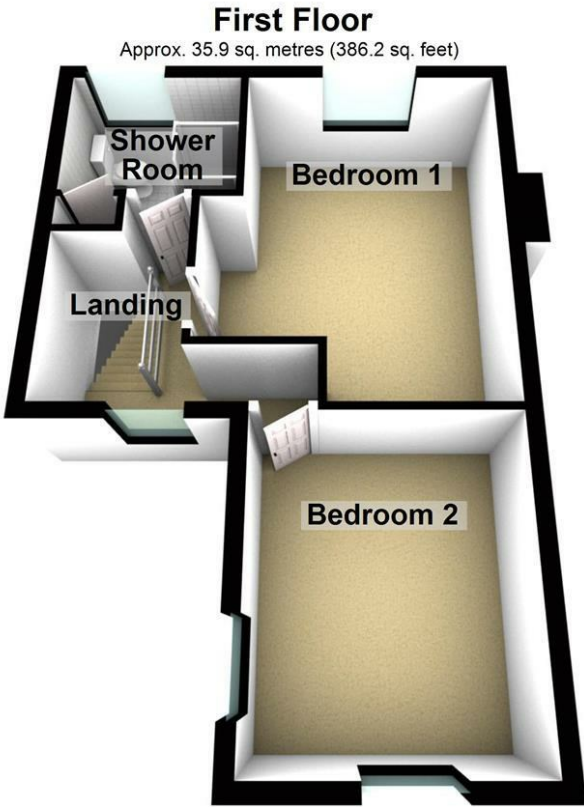
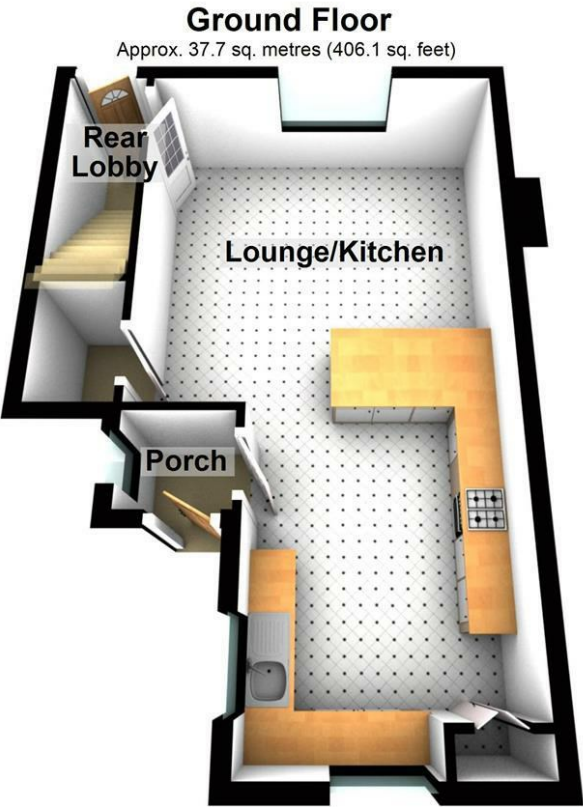
Boundaries & Ownerships

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

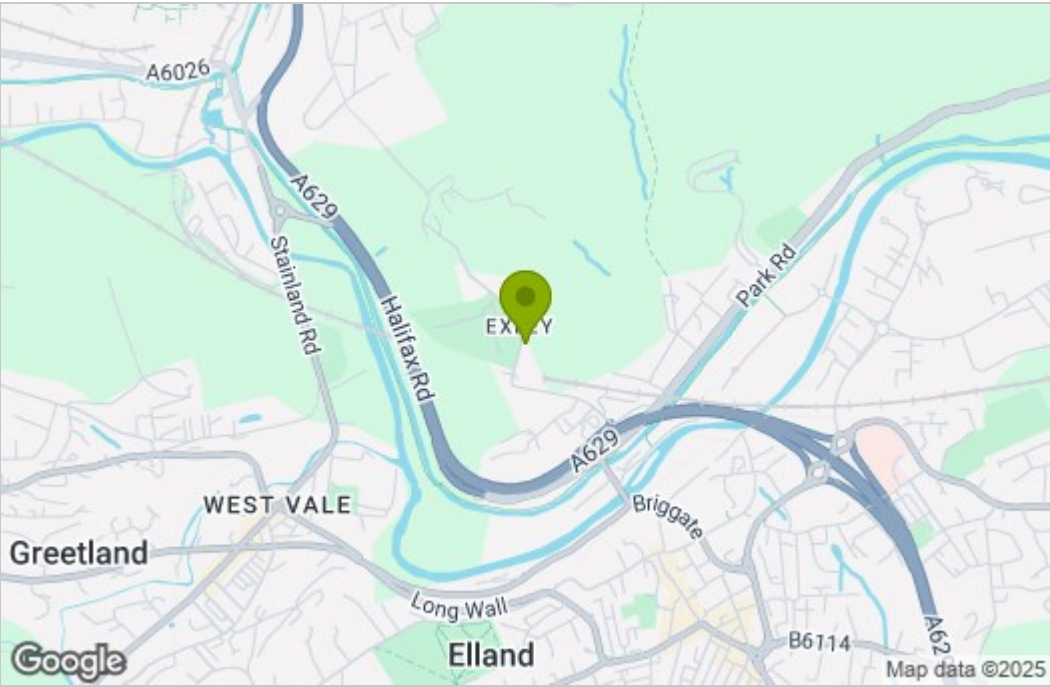
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME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

Floor Plan

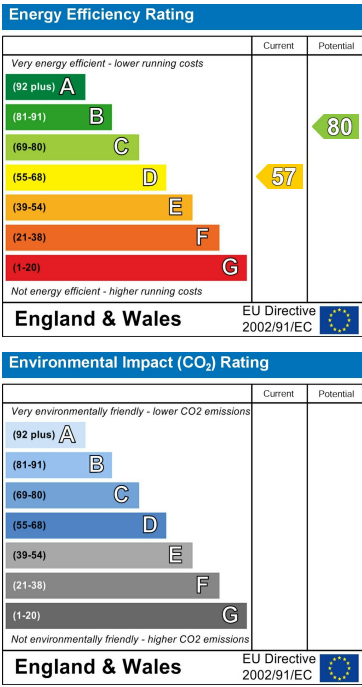


Total area: approx. 73.6 sq. metres (792.4 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.