



5 Elland Lane, Elland, HX5 9DU

£200,000

Offered FOR SALE is this well presented THREE bed end terrace property on the outskirts of Elland. Accommodation comprises; Entrance lobby, lounge and dining kitchen. Cellar. To the first floor; landing, three bedrooms and bathroom. Gardens to front and rear and driveway to side providing off road parking. The property benefits from Upvc double glazing, smart meters and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door with window above to side. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 13'7" max x 13'7" max (4.15 max x 4.15 max)



Upvc double glazed window to side, Upvc double glazed French doors to rear. Radiator, cast iron dual fuel stove with stone base, brick surround and wooden mantel. Spotlights, telephone point and t.v. aerial lead. Door to staircase access to lower ground floor.

Dining Kitchen 10'4" max x 13'7" max (3.15 max x 4.15 max)



Having a range of wall and base units with solid wood worktop and solid wood and tiled splashbacks. Kitchen fitted approx. 5 years ago. Double electric oven and grill (approx. 2 years old) fridge and freezer (approx. 2 years old). Stainless steel one and a half sink and drainer, plumbing for washing machine and four ring gas hob. Radiator, Upvc double glazed windows to side and front.

Lower Ground Floor

Cellar

Fusebox, electric meter, gas meter and stop tap.

First Floor

Landing



Loft hatch, storage cupboard and doors to bathroom and bedrooms;

Bedroom One 9'8" max x 14'1" max (2.95 max x 4.3 max)



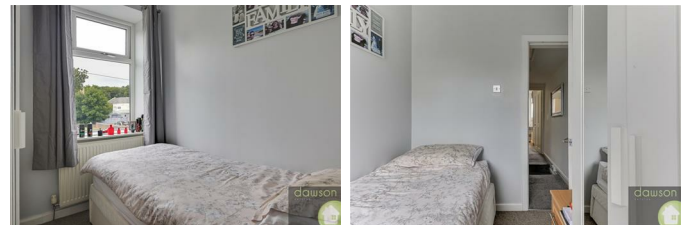
Double bedroom with radiator and Upvc double glazed window to side and rear.

Bedroom Two 6'8" max x 13'5" max (2.05 max x 4.1 max)



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

Bedroom Three 6'8" x 7'6" (2.05 x 2.3)



Single bedroom with radiator, spotlights and Upvc double glazed window to front.

Bathroom 5'6" x 10'9" (1.7 x 3.3)



Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen and mains shower. Part tiled walls, radiator and spotlights. Upvc obscure double glazed window to rear and storage cupboard housing the wall mounted 'Ideal' condensing combi boiler (approx. 2/3 years old).

External



Paved garden to front. Driveway to side with outside tap and sensor light. To the rear is an enclosed south facing patio garden with outside light and wood store.

Parking

Driveway provides off road parking for one car

Tenure

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

Water

Water meter

Energy Rating

E

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

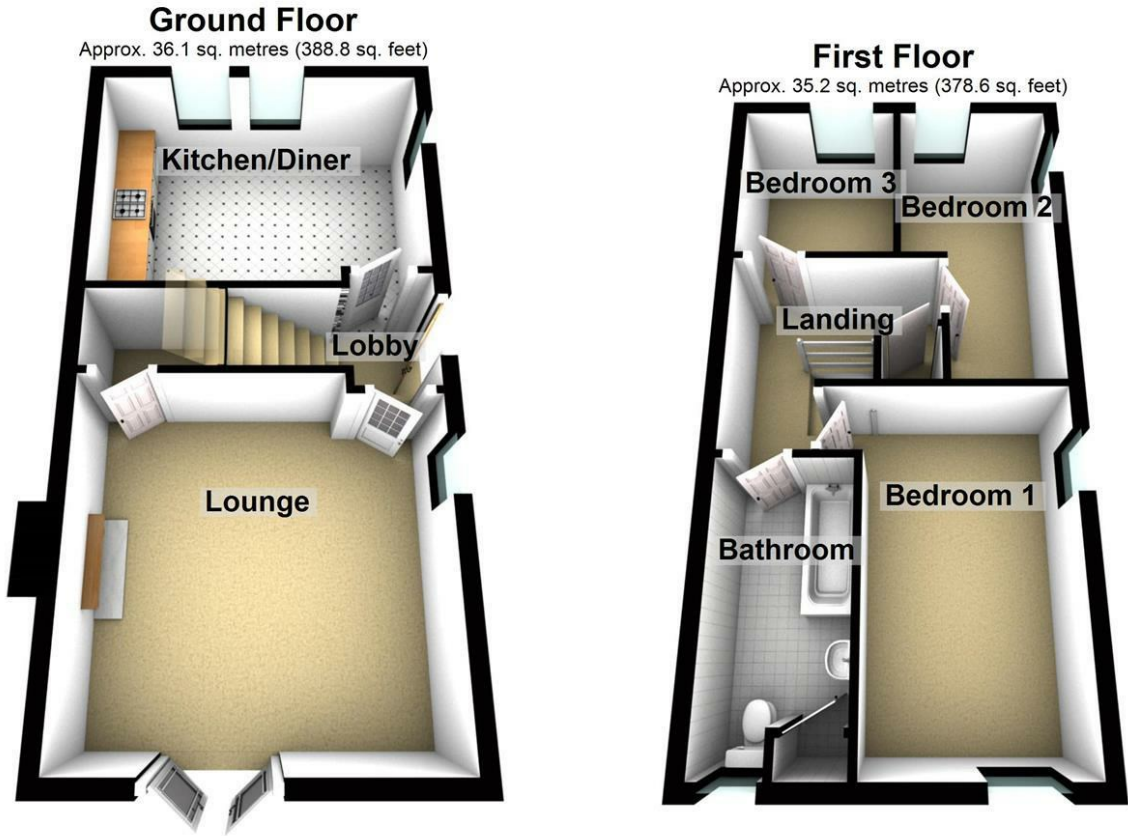
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers

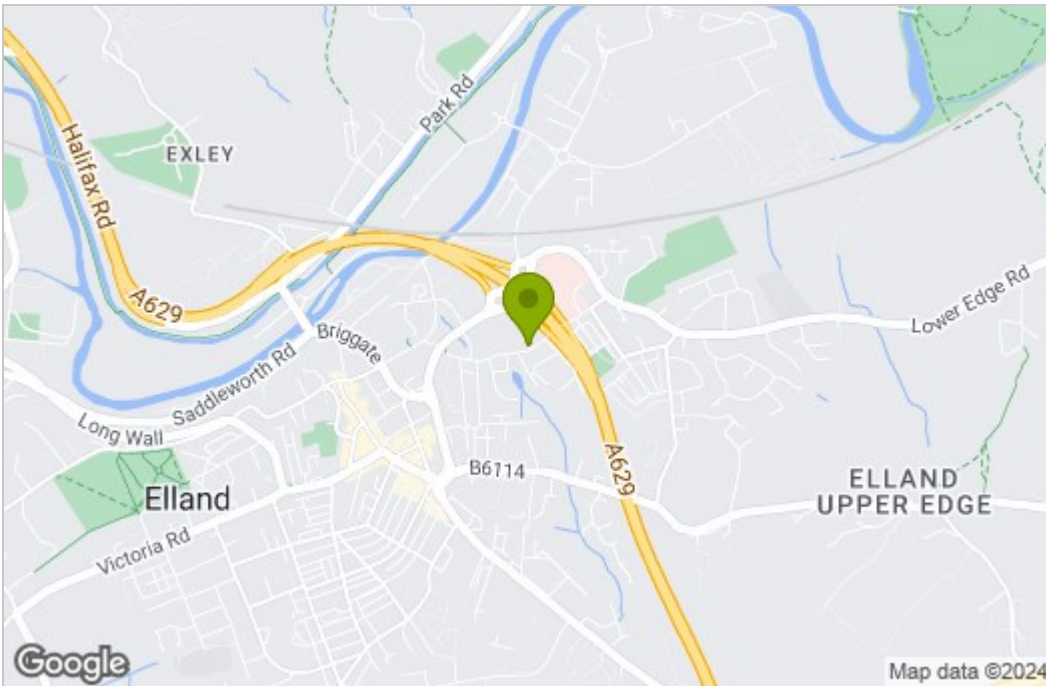
and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

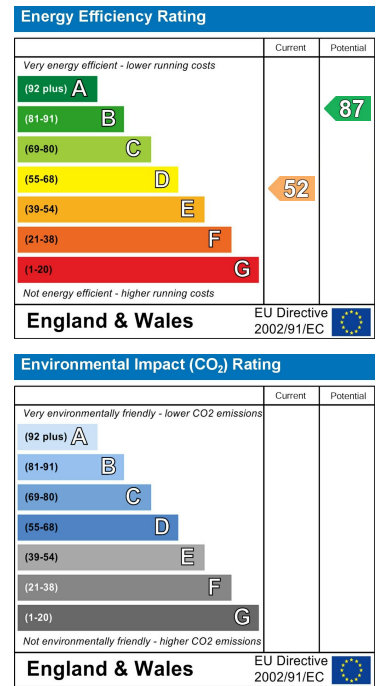


Total area: approx. 71.3 sq. metres (767.5 sq. feet)

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.