



45 Beech Street, Elland, HX5 0JD

**£80,000**

Offered FOR SALE with NO CHAIN is this ONE bedroom stone built enclosed mid terrace in central Elland. Accommodation comprises; Entrance lobby, lounge and kitchen. To the first floor; landing, bedroom, occasional room and bathroom. Garden/off road parking to front. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal for a first time buyer or buy to let investor. Potential to convert into a two bedroom property by moving the bathroom to where the occasional room is and the second bedroom where the bathroom is. Viewing essential.



## External



## Ground Floor

### Entrance Lobby

Upvc obscure double glazed door and Upvc obscure double glazed panel above to front. Radiator, staircase access to first floor, cornice to ceiling and door to lounge;

**Lounge 10'4" max x 11'9" max (3.15 max x 3.6 max)**



Upvc double glazed window to front, radiator and cornice to ceiling. T.v. aerial leads, telephone point and electric fire with decorative surround. Opening to kitchen;

**Kitchen 5'1" x 13'1" (1.55 x 4)**



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, electric four ring hob and stainless steel one and a half sink and drainer. Tiled floor and door to understairs storage with plumbing for washing machine, fusebox and electric meter.

## First Floor

## Landing



Loft hatch and doors to bathroom, occasional room and bedroom;

**Bedroom One 9'2" x 9'8" (2.8 x 2.95)**



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

**Occasional Room 5'10" x 11'5" (1.8 x 3.5)**



Radiator.

**Bathroom 6'10" x 7'8" (2.1 x 2.35)**



Three piece suite comprising low flush w.c. pedestal wash basin and corner bath with mixer shower. Chrome heated towel radiator, tiled floor

and walls. Upvc obscure double glazed window to front. Storage cupboard housing the wall mounted condensing combi boiler.

### External



Hard standing to front that could be used as a garden or off road parking

### Parking

Hard standing at the front that can be used as 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.

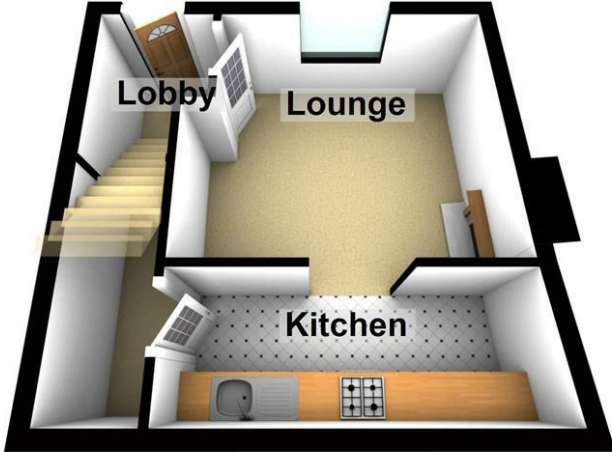
### Mortgages

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

## Ground Floor

Approx. 23.5 sq. metres (253.4 sq. feet)



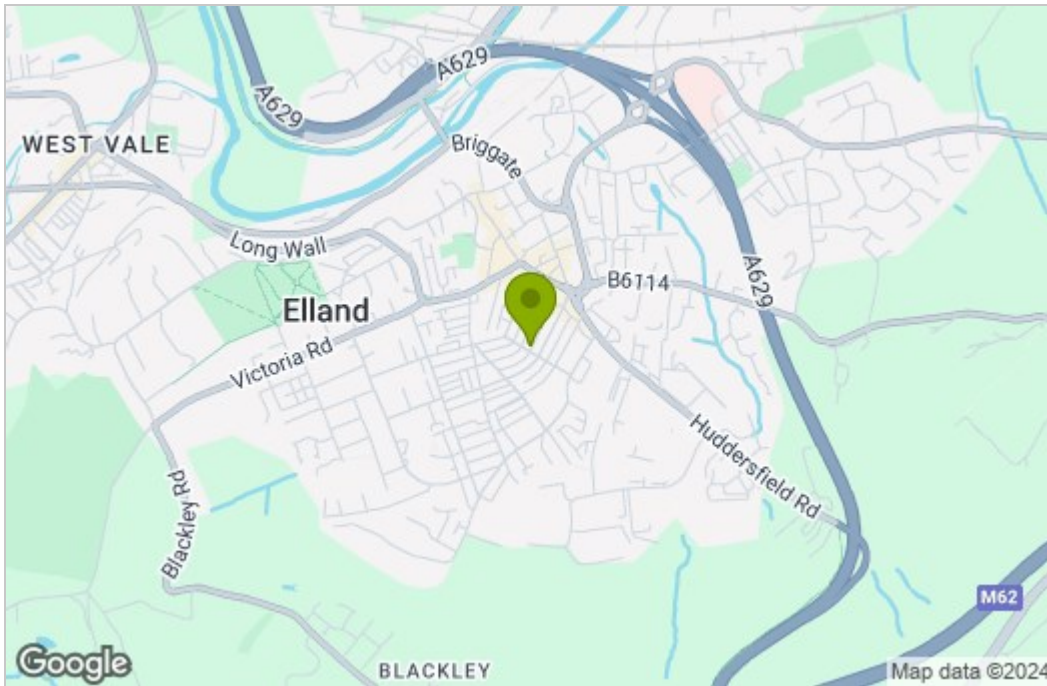
## First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



Total area: approx. 49.4 sq. metres (532.1 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.