



2 Thorn View, Elland, HX5 9BD

£175,000

Offered FOR SALE with NO CHAIN is this TWO bedroom plus attic room stone built end terrace. On the outskirts of Elland the accommodation comprises; Entrance lobby, lounge, kitchen with useful understairs utility area. To the first floor; landing, two double bedrooms and bathroom. Attic room to the second floor.

Garden to the front. Off road parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ideal first time buy.

Ground Floor

Entrance Lobby

Composite door with Upvc obscure double glazed panel above to front. Radiator, staircase access to first floor and door to lounge

Lounge 14'5" max x 14'9" max (4.4 max x 4.5 max)



Two radiators, Upvc double glazed window to front, picture rail and cornice to ceiling. Decorative fireplace with stone base, marble surround and wooden mantelpiece. Wall lights, t.v. point, t.v. aerial leads and door to kitchen;

Kitchen 5'10" x 13'3" (1.8 x 4.05)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic one and a half sink and drainer, gas cooker point with extractor hood above. Radiator, composite door with Upvc obscure double glazed window above to rear. Upvc double glazed window to rear, telephone point and coving to ceiling. Wall mounted 'Vokera' condensing combi boiler, stop tap and door to under the stairs. Under the stairs has a Upvc obscure double glazed window to rear, base unit with laminate worktop housing the fusebox, gas and electric meters. Plumbing for washing machine.

First Floor

Landing



Loft hatch and doors to staircase access to second floor, bathroom and bedrooms;

Bedroom One 9'10" x 12'1" (3 x 3.7)



Double bedroom with radiator, wall lights and Upvc double glazed window to front. Picture rail, original fireplace with stone base, t.v. point and understairs storage.

Bedroom Two 9'8" x 10'5" (2.95 x 3.2)



Double bedroom with radiator, picture rail and Upvc double glazed window to rear.

Bathroom 7'6" x 7'6" (2.3 x 2.3)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled walls, radiator, wood paneled ceilings and spotlights. Upvc obscure double glazed window to rear.

Second Floor

Attic Room 10'9" x 17'10" (3.3 x 5.45)



Radiator, air vent at the bottom of the stairs, exposed beams to ceiling. Under eaves storage, wall light and two wooden double glazed velux windows.

External



To the front is an enclosed lawn garden. Wooden shed with power and light, security light. Two parking spaces (uncertain as to whether on deeds)

but used for 31 years). Pave line frontage to rear, off road parking space and space over the cobbled road for bins and a wood store.

Parking

Off road parking. On street parking also available.

Tenure

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

Water

Water meter

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.

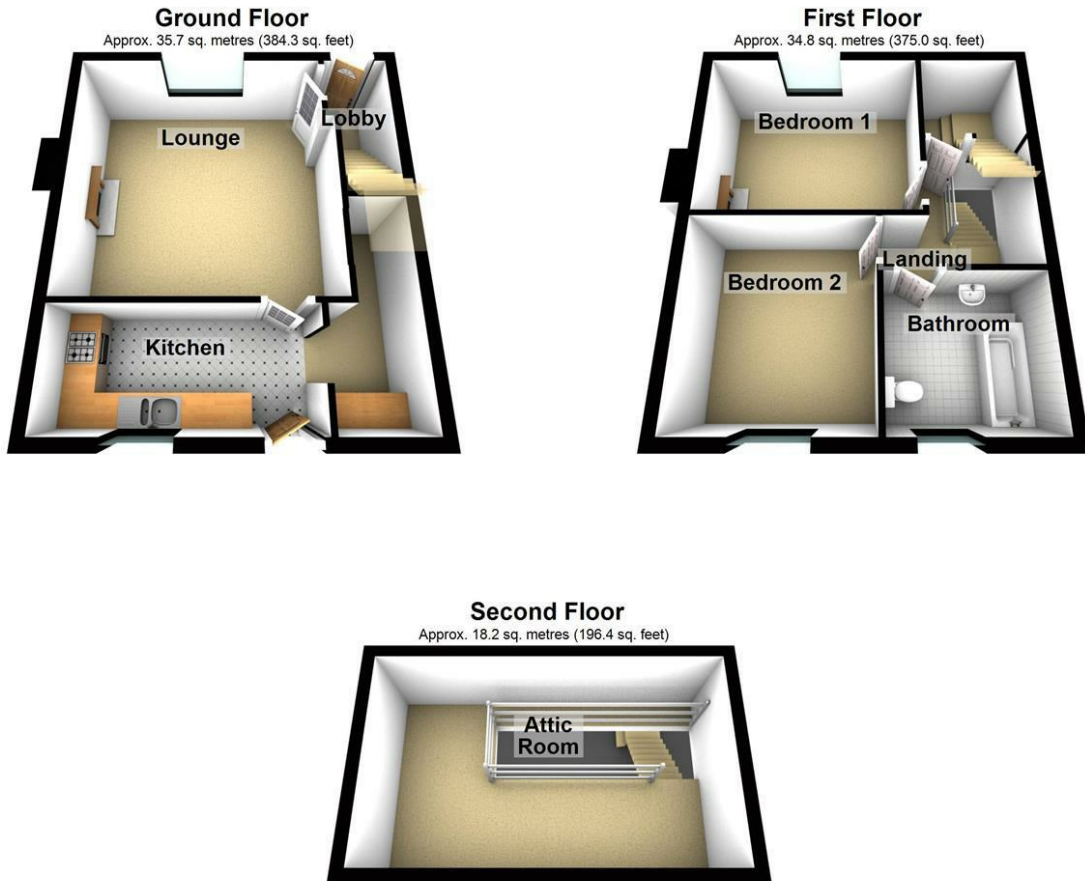
Boundaries & Ownerships

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

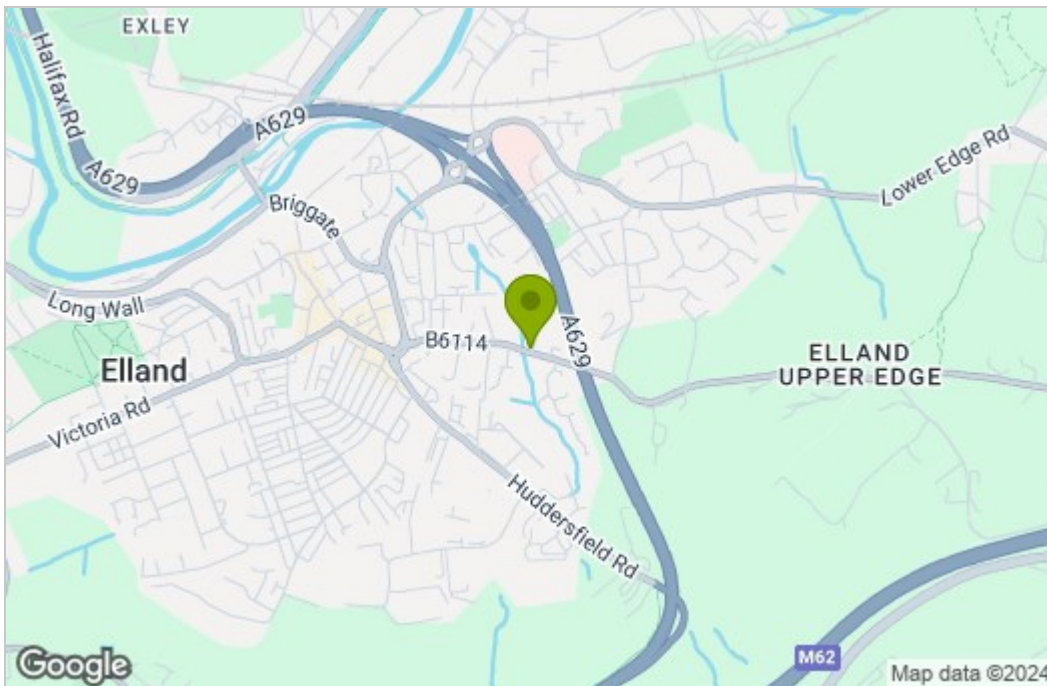
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Floor Plan



Total area: approx. 88.8 sq. metres (955.6 sq. feet)

Area Map



Energy Efficiency Graph

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

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