



7 Old Earth, Elland, HX5 9ES

£275,000

Offered FOR SALE is this THREE bedroom semi-detached bungalow in the popular Lower Edge area of Elland. Accommodation comprises; Entrance hallway, bedroom, lounge, bathroom and dining kitchen.

To the first floor; two bedrooms and en-suite shower room. Gardens front and rear. Driveway providing off road parking and garage. The property benefits from Upvc double glazing, Hive controlled gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network.

Viewing essential.

Ground Floor

Entrance Hallway

Composite obscure double glazed door with Upvc obscure double glazed panel above to side. LVT parquet effect flooring, rubber matting and Hive room stat. Radiator, spotlights and staircase access to first floor. Doors to bedroom, bathroom, dining kitchen and lounge;

Lounge 10'11" x 14'1" (3.35 x 4.3)



Spacious and light room with LVT parquet effect flooring, radiator, cable point and telephone point. Upvc double glazed window to front, coving to ceiling and wall lights. Living flame gas fire with modern surround.

Bedroom Two 8'4" max x 9'8" max (2.55 max x 2.95 max)



Small double with LVT parquet effect flooring, fitted cupboard housing the wall mounted 'Ideal Logic plus' condensing combi boiler. Stop tap, telephone point, radiator and Upvc double glazed window to front.

Bathroom 5'4" x 6'8" (1.65 x 2.05)



Three piece suite comprising low flush w.c. pedestal wash basin and freestanding slipper bath with mixer shower. Tiled floor, tiled walls and heated towel radiator. Spotlights and Upvc obscure double glazed window to side

Dining Kitchen 10'0" max x 19'10" max (3.05 max x 6.05 max)



Having a range of wall and base units with laminate worktop and porcelain tiled splashbacks. Stainless steel sink and drainer, integrated dishwasher and fridge/freezer. Electric double oven and grill, four ring gas hob with extractor hood above and integrated washing machine. LVT parquet effect flooring, radiator and spotlights. Under cupboard lighting, Upvc double glazed French doors and side windows to rear and Upvc double glazed window to rear. Usb socket, understairs storage housing the fusebox and vented for dryer.

First Floor

Bedroom One 12'11" max x 19'6" max (3.95 max x 5.95 max)



Double bedroom having undereaves storage with hanging space, two wooden double glazed velux windows, radiator and spotlights. Door to en-suite shower room;

En-suite Shower Room 6'2" x 10'4" (1.9 x 3.15)



Three piece suite comprising low flush w.c. pedestal wash basin with splashback and walk in shower cubicle with mains shower and mains waterfall shower. Shelving, part tiled walls, spotlights and heated towel radiator. Extractor fan and wooden double glazed velux window.

Bedroom Three 6'8" x 9'2" (2.05 x 2.8)



Single bedroom with radiator, undereaves storage and loft hatch. Wooden double glazed velux window.

External



To the front is a lawn garden. Resin drive to the side of the house leads to the garage. To the side is an outside tap, gas and electric meters. To the rear is a patio, lawn and slate garden. External light.

Garage

Detached garage with up and over door and having power and light. Wooden door and single glazed window to side.

Parking

Driveway provides off road parking

Tenure

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

Water

Water meter

Energy Rating

E

Council Tax Band

B

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

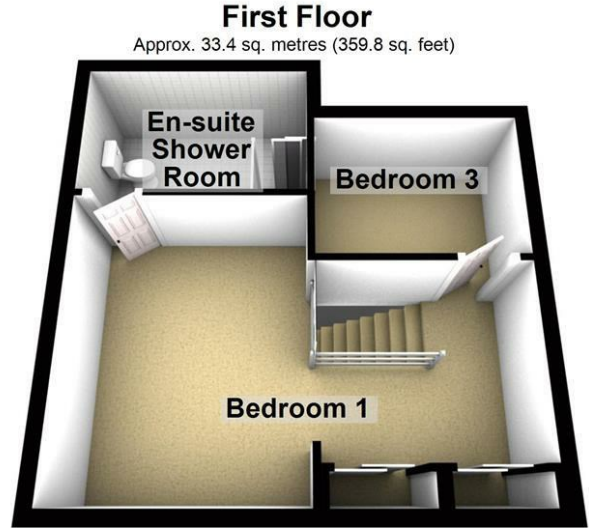
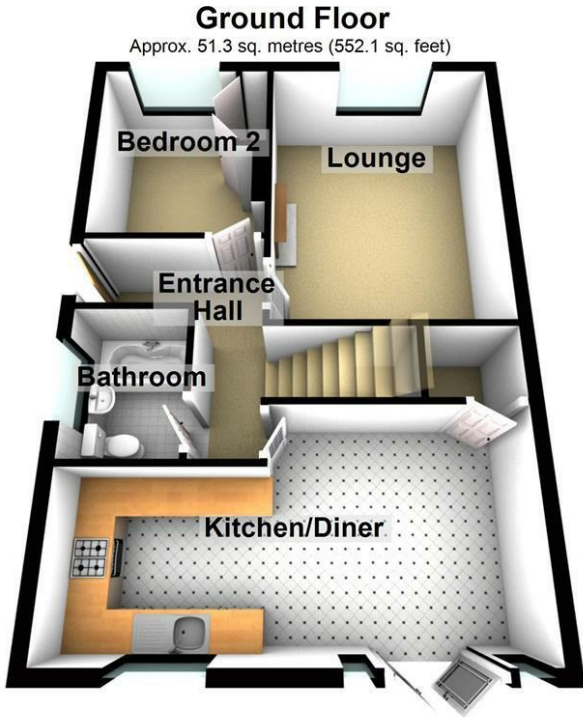
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

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

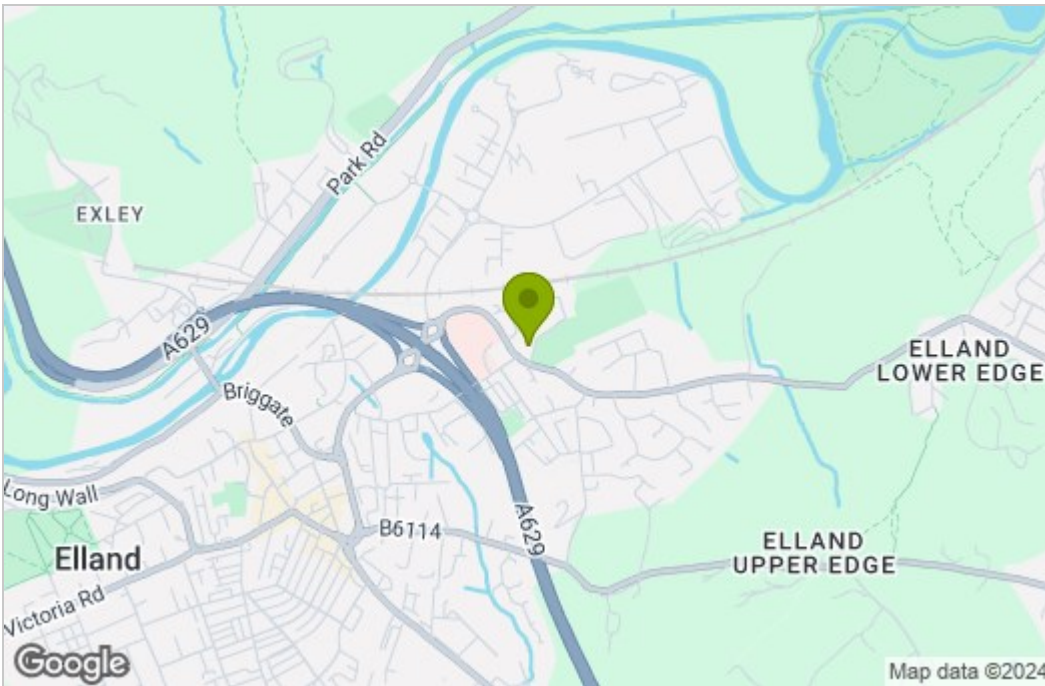
and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan



Total area: approx. 84.7 sq. metres (911.8 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 (CO₂) 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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