



47 Jepson Lane, Elland, HX5 0PY

£259,950

Offered FOR SALE is this FOUR bedroom stone built mid terrace situated on the outskirts of Elland.

Accommodation comprises; Entrance hallway, lounge and dining kitchen. Cellar. To the first floor; landing, three bedrooms and bathroom. Attic Bedroom to second floor. Gardens front and rear. Off road parking for two cars to rear with electric car charging point. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. NO CHAIN. Viewing essential.

Ground Floor

Entrance hallway



Upvc obscure double glazed door and window above to front, cornice to ceiling and radiator. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 14'7" x 16'2" (4.45 x 4.95)



Radiator, Upvc double glazed window to front and t.v. aerial lead. Living flame gas fire with marble effect fireplace, telephone point and cornice to ceiling.

Dining Kitchen 16'0" max x 20'9" max (4.9 max x 6.35 max)



Part LVT floor, two Upvc double glazed windows and Upvc obscure double glazed door with window above to rear. Wall and base units with solid wood worktop and splashbacks. Plumbing for washing machine, built in dishwasher and space for American fridge/freezer. Electric oven and five ring gas hob with extractor hood above, stainless steel one and a half sink and drainer and radiator. Living flame gas fire with marble effect fireplace, t.v. aerial lead, telephone point. Cornice to ceiling and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Having power and light and housing the fusebox, gas and electric meters.

First Floor

Landing

Doors to staircase access to second floor, bathroom and bedrooms;

Bedroom One 12'1" x 16'2" (3.7 x 4.95)



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

Bedroom Two 12'1" x 16'0" (3.7 x 4.9)



Double bedroom with radiator, feature fireplace, t.v. aerial lead and Upvc double glazed window to rear.

Bedroom Three 8'10" x 10'9" (2.7 x 3.3)

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

Bathroom 8'8" x 13'1" (2.65 x 4)



Four piece suite comprising low flush w.c. sink with vanity unit, bath and double shower cubicle with mains and waterfall shower. LVT floor, radiator and chrome heated towel radiator. Part tiled walls, extractor fan and Upvc obscure double glazed window to rear.

Second Floor

Attic Bedroom Four 21'5" x 21'9" (6.55 x 6.65)



Double bedroom with two radiators, beam to ceiling

and wooden double glazed velux window. Loft hatch, undereaves storage and built in wardrobes and storage cupboards.

External



To the front is a patio and to the rear is a patio and off road parking. Security light and electric car charging point.

Parking

Off road parking for two cars

Tenure

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

Water

Water Rates

Energy Rating

D

Council Tax Band

C

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.

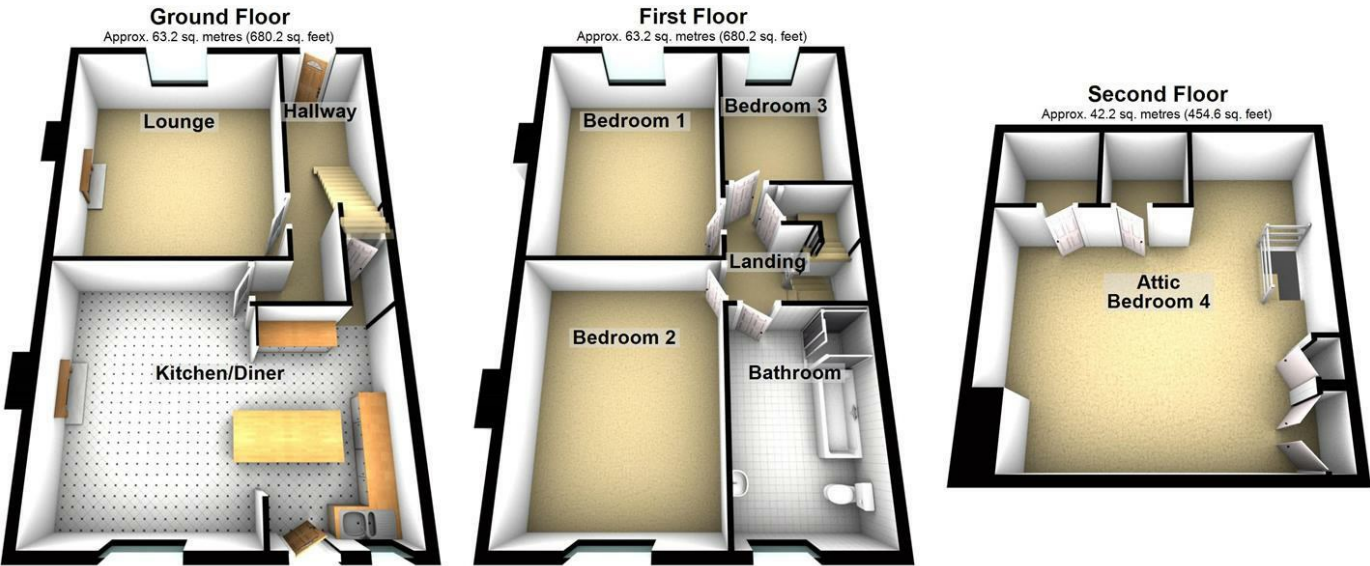
Boundaries & Ownerships

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

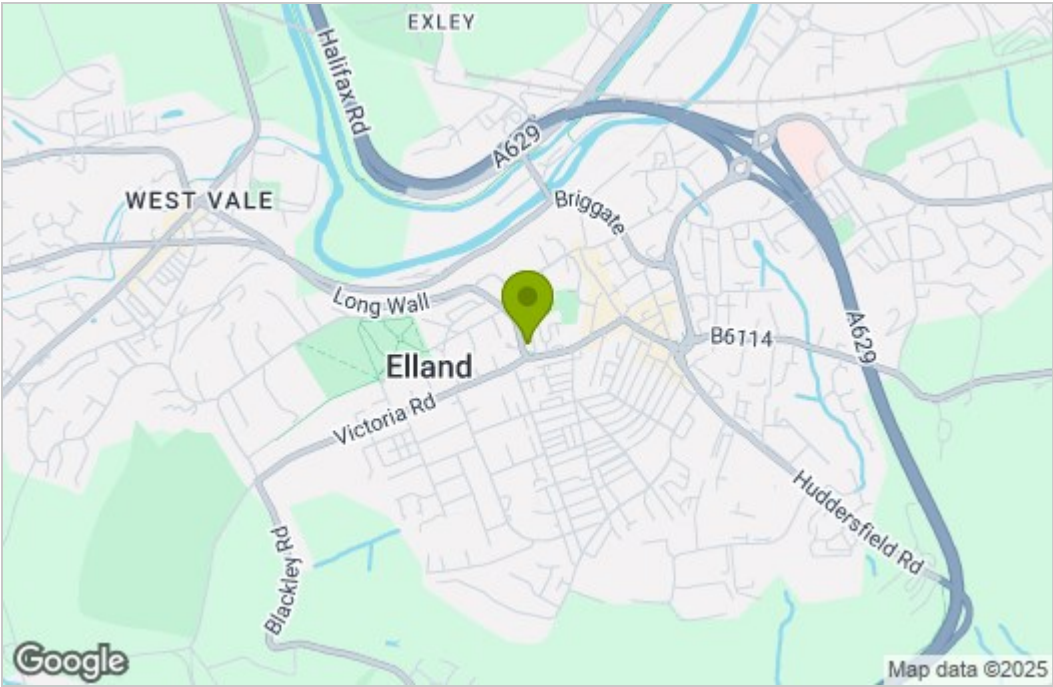
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Floor Plan

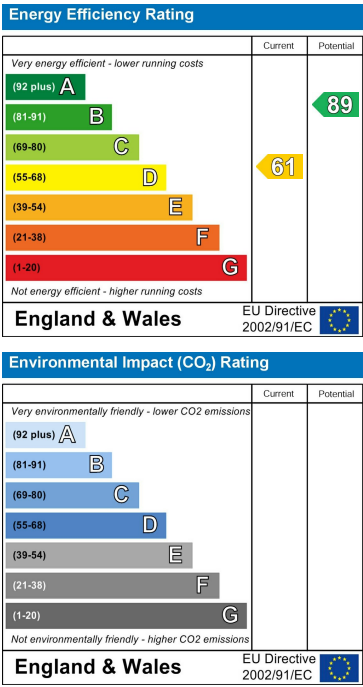


Total area: approx. 168.6 sq. metres (1815.0 sq. feet)

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.