



8 Woodlands Road, Elland, HX5 9HR

£180,000

Offered FOR SALE is this THREE bedroom end terrace in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge, dining kitchen, utility and rear porch. To the first floor; landing, three bedrooms and bathroom. Gardens to front and rear and on street parking. The property benefits from majority Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal property for a first time buyer or family. Viewing essential.

Ground Floor

Entrance Lobby

Composite obscure double glazed door to front, radiator and staircase access to first floor. Door to lounge;

Lounge 11'7" max x 12'7" max (3.55 max x 3.85 max)



Radiator, Upvc double glazed window to front and useful understairs storage. Wall lights, living flame gas fire (installed 2024) with decorative fireplace and telephone point. Door to dining kitchen;

Dining Kitchen 10'11" x 11'9" (3.35 x 3.6)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Gas cooker, stainless steel sink and drainer and space for fridge/freezer. Laminate floor, radiator and Upvc double glazed window to rear. Door to utility;

Utility



Plumbing for washing machine, wall mounted condensing combi boiler, gas meter, fusebox and electric meter. Door to rear porch;

Rear Porch 5'1" x 7'10" (1.55 x 2.4)



Wall light, single glazed windows (some obscure) and door to rear.

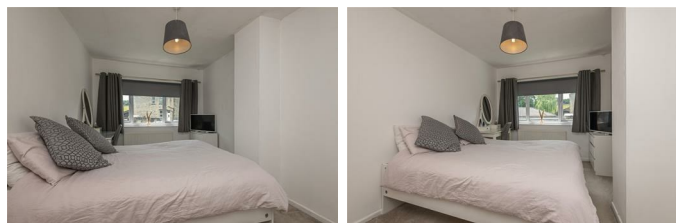
First Floor

Landing



Upvc double glazed window to side, loft hatch and doors to bathroom and bedrooms;

Bedroom One 9'2" x 14'3" (2.8 x 4.35)



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

Bedroom Two 9'2" x 9'4" (2.8 x 2.85)



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

Bedroom Three 6'6" x 9'10" (2 x 3)



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

Bathroom 6'4" x 6'4" (1.95 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric shower. Radiator, part tiled walls and Upvc obscure double glazed window to rear.

External



To the front is a lawn and decked garden which extends to the side. Security light, two external lights and outside socket. To the rear is a patio garden with outside tap. Electric car charging point.

Parking

On street parking

Tenure

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

Water

Water Rates

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.

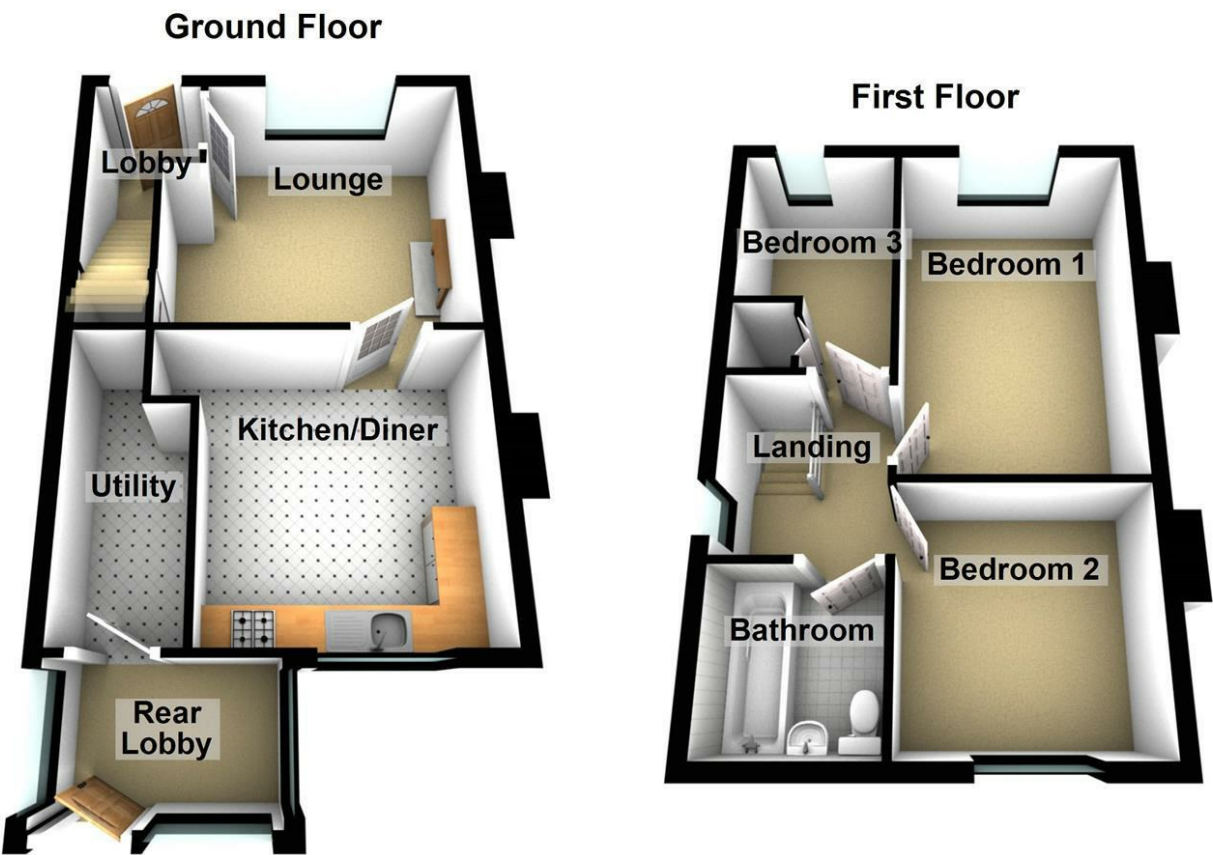
Boundaries & Ownerships

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.

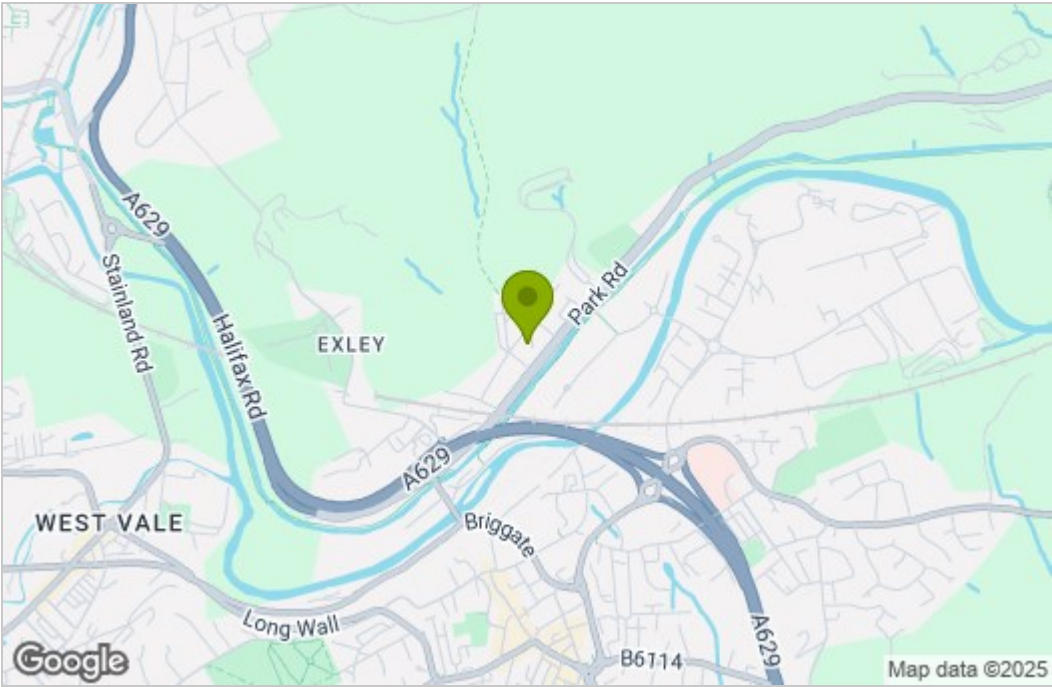
Mortgages

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.**

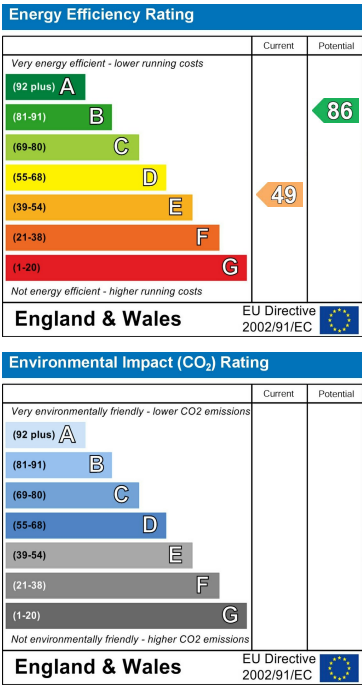
Floor Plan



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.