



49 Albert Street, Elland, HX5 0PX

£650 Per Month

AVAILABLE EARLY DECEMBER Offered To Let is this Two bedroom stone built mid-terrace on the outskirts of Elland. Accommodation comprises; Lounge, inner lobby and kitchen. Cellar. Landing, two bedrooms and bathroom. Gardens front and rear. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of Elland town centre, transport links and access to the M62 motorway network.

Ground Floor

Lounge



Laminate floor, radiator and Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Upvc double glazed window to front, two telephone points, cable point and t.v. aerial lead. Decorative feature fireplace with tiled base.

Inner Lobby

Laminate floor. Staircase access to first floor and opening to kitchen;

Kitchen



Base units with space for fridge/freezer, plumbing for washing machine, electric cooker point and stainless steel sink and drainer. Upvc obscure double glazed door with Upvc obscure double glazed panel above and Upvc double glazed window to rear. Radiator, mobile room stat and wall mounted 'MAIN' condensing combi boiler. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

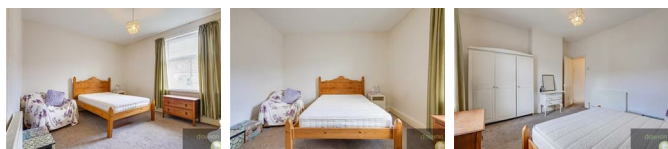
Stone flagged floor. Houses the fusebox and electric prepayment meter.

First Floor

Landing

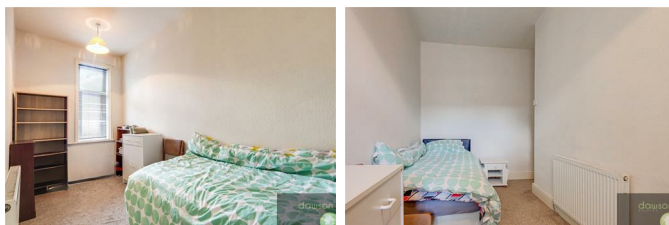
Loft hatch and doors to bathroom and bedrooms;

Bedroom One



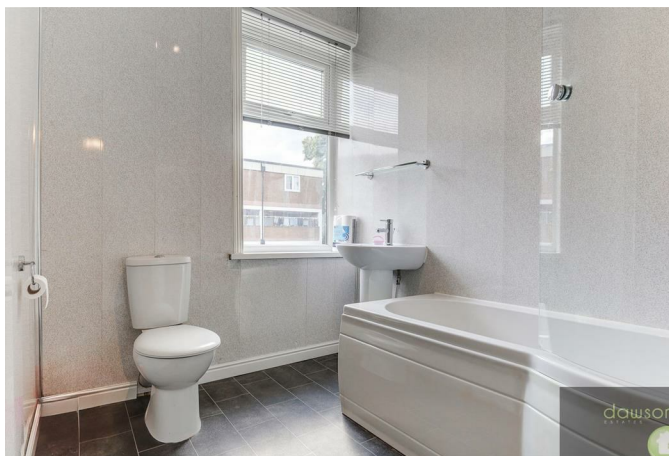
Double bedroom with radiator, cable point and Upvc double glazed window to front.

Bedroom Two



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

Bathroom



Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen and mixer shower over. Chrome heated towel radiator, shower walls and Upvc obscure double glazed window to rear.

External



Enclosed yard to front. Gas meter. To the rear is a slate garden with raised borders having shrubbery and bushes.

Parking

On street parking

Tenure

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

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.

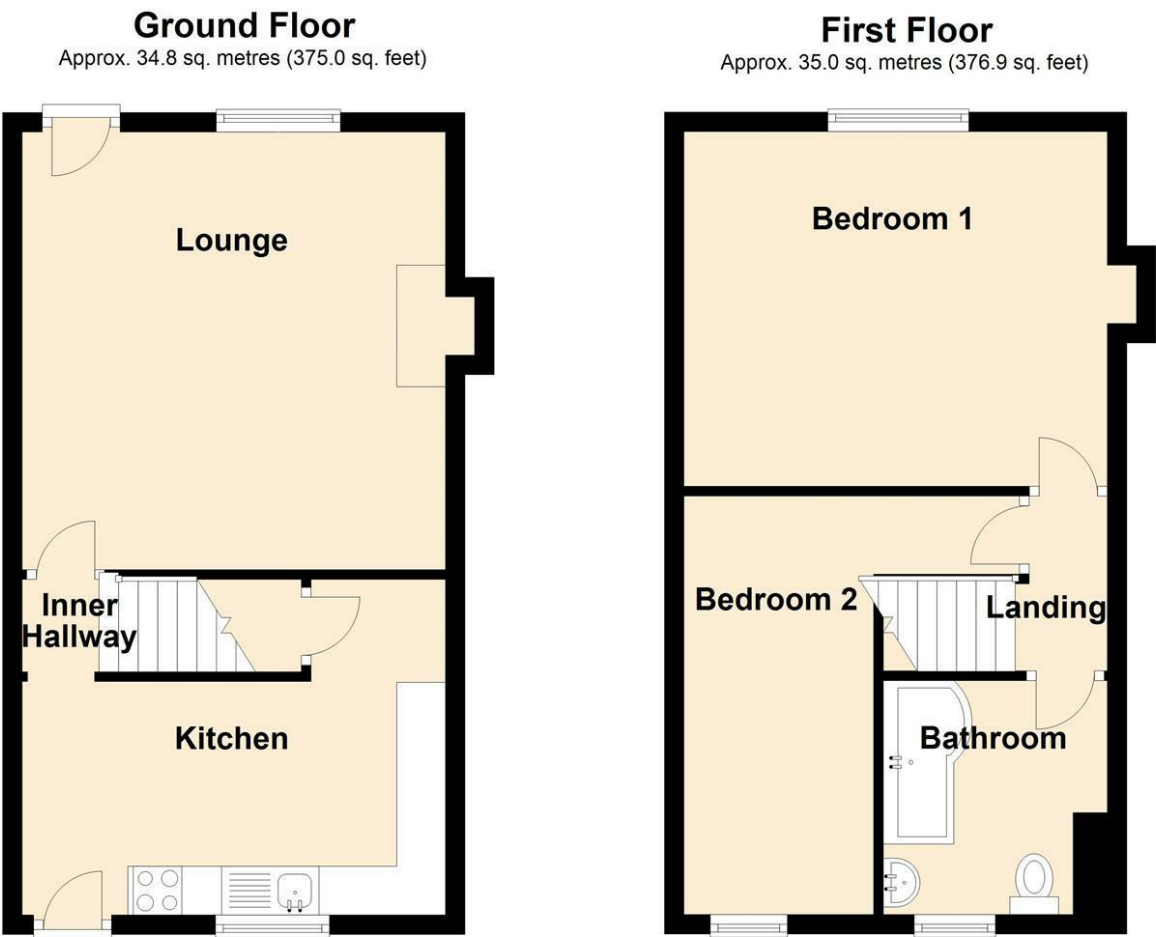
Boundaries & Ownerships

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

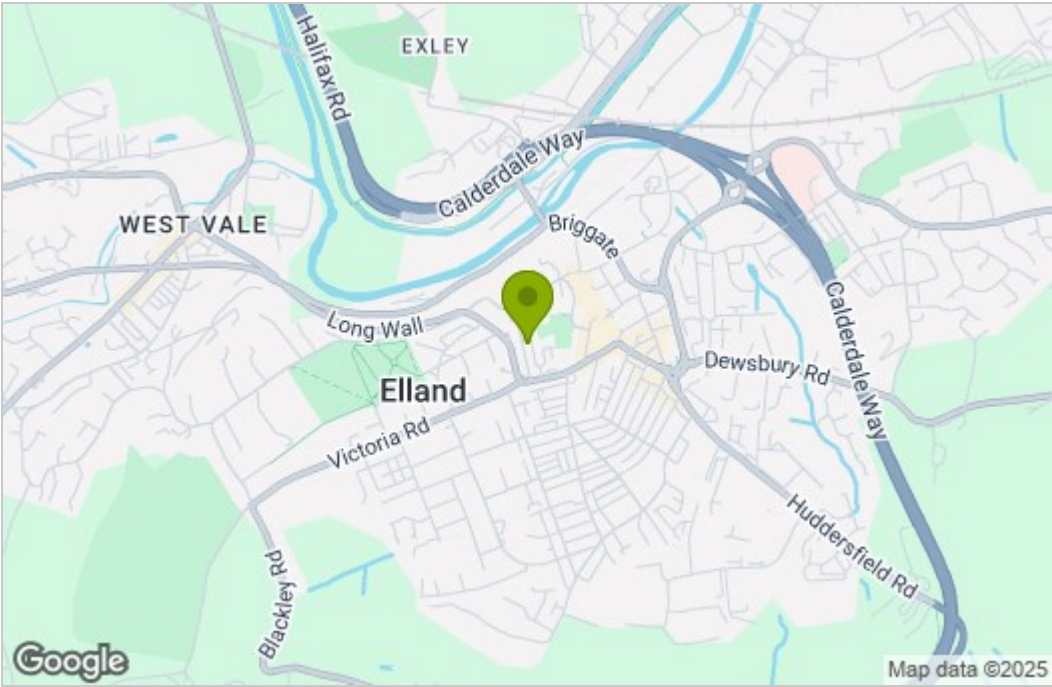
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

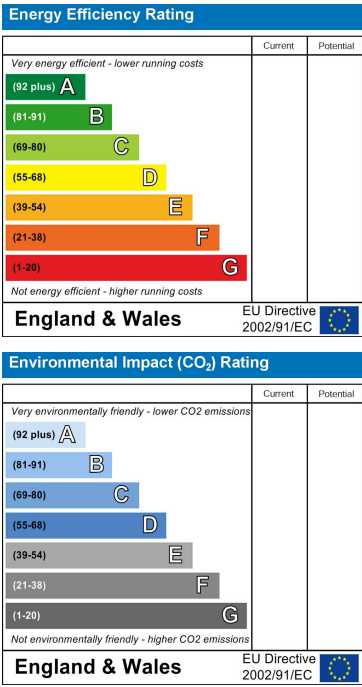


Total area: approx. 69.9 sq. metres (751.9 sq. feet)

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.