



7 Frances Street, Elland, HX5 0JN

**£72,000**

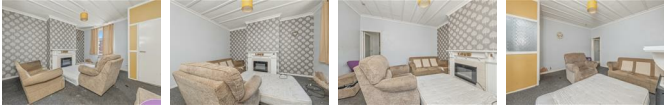
Offered FOR SALE with NO CHAIN is this ONE bedroom stone built mid terrace in the heart of Elland. Accommodation comprises; Entrance lobby, lounge, kitchen and cellar. To the first floor; landing, one bedroom and bathroom. Paveline frontage and on street parking. The property has the benefit of majority Upvc double glazing and electric panel heating. Close to amenities, transport links and access to the M62 motorway network. Ideal FTB or investment property. Viewing essential.

## Ground Floor

### Entrance Lobby 2'11" x 3'7" (0.9 x 1.1)

Boarded door with Upvc obscure double glazed panel above to front. Door to lounge;

### Lounge 13'9" max x 13'11" max (4.2 max x 4.25 max)



Electric panel heater, coving to ceiling and Upvc double glazed window to front. Telephone point and t.v. aerial lead. Electric fire with tiled surround and decorative fireplace. Door to kitchen;

### Kitchen 7'6" max x 13'9" max (2.3 max x 4.2 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, stainless steel sink and drainer, electric oven and grill and four ring gas hob. Upvc double glazed window and door to rear. Doors to staircase access to lower ground floor and first floor.

## Lower Ground Floor

### Cellar

### First Floor

### Landing

Loft hatch and doors to bathroom and bedroom;

### Bedroom One 13'9" x 13'11" (4.2 x 4.25)



Double bedroom with feature fireplace, electric panel heater and Upvc double glazed window to front.

### Bathroom 7'6" max x 13'9" max (2.3 max x 4.2 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Chrome heated towel radiator, part tiled walls and Upvc obscure double glazed window to rear. Loft hatch.

## External



Paveline frontage

## Parking

On street parking

## Tenure

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

## Energy Rating

G

## 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.

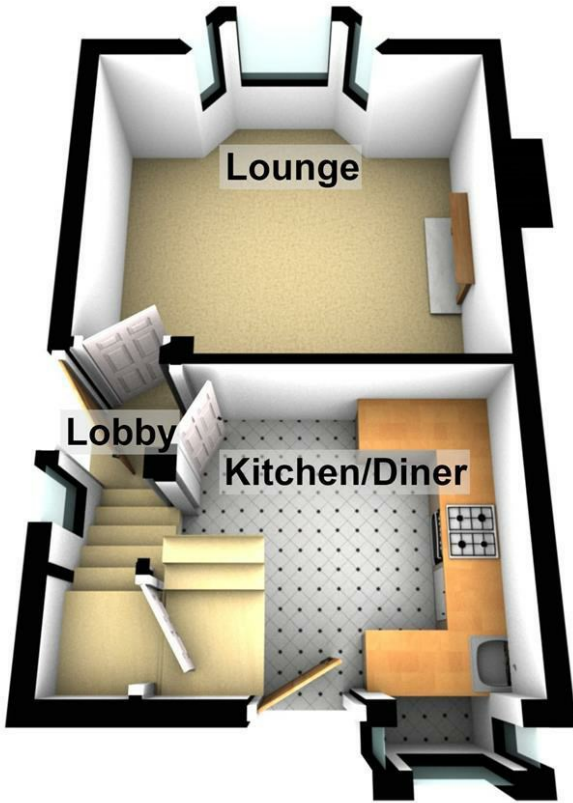
## Mortgages

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

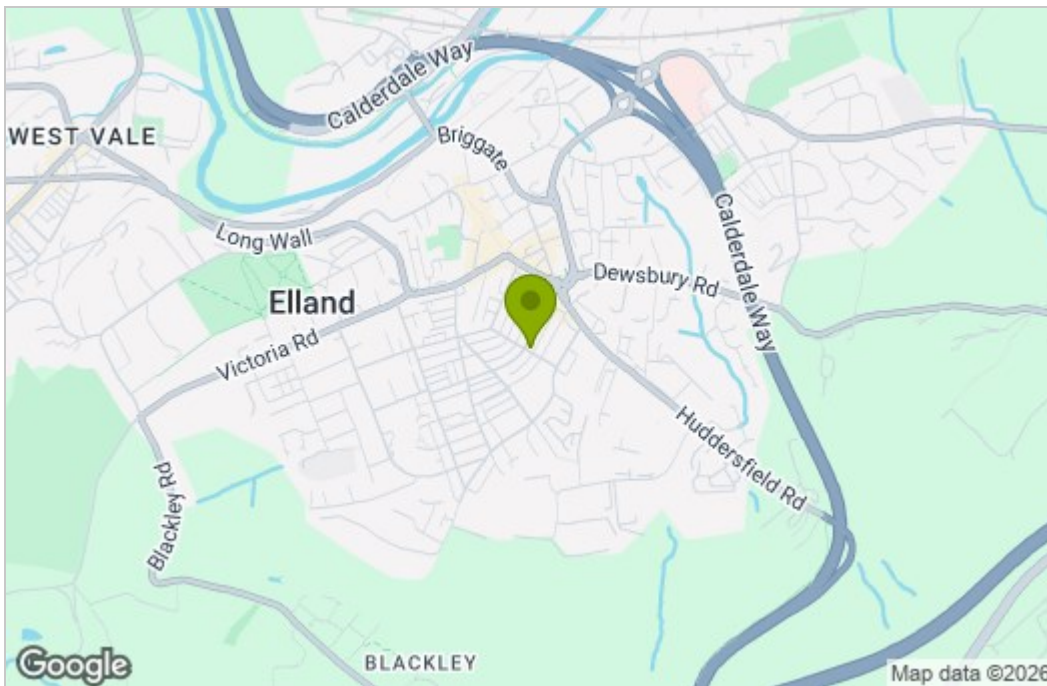
### Ground Floor



### First Floor



## 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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		46	17
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.