



6 Bowood Road, Elland, HX5 0NW

**£220,000**

Offered FOR SALE is this well presented THREE bedroom mid terrace property on a lovely cul-de-sac in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge and dining kitchen with understairs storage. To the first floor; landing, two double bedrooms, single bedroom and bathroom. Gardens front and rear. Garage with parking in front of the garage. Further on street parking available. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Lobby



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

**Lounge 12'11" max x 14'7" max (3.95 max x 4.45 max)**



Upvc double glazed bow window to front, radiator and wall lights. Living flame gas fire with marble fireplace, telephone point and t.v. aerial lead. Hive mobile room stat and door to dining kitchen;

**Dining Kitchen 8'0" max x 16'0" max (2.45 max x 4.9 max)**



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, plumbing for washing machine, electric oven and grill, induction hob and extractor hood above. Upvc ceiling, usb socket and two Upvc double glazed windows to rear. Upvc obscure double glazed door to rear, radiator and understairs storage housing the fusebox (2016). Gas meter, stop tap and t.v. point.

## First Floor

## Landing



Loft hatch with drop down ladder. The loft is part boarded. Doors to bathroom and bedrooms;

**Bedroom One 9'10" x 11'9" (3 x 3.6)**



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

**Bedroom Two 9'10" max x 10'9" max (3 max x 3.3 max)**



Double bedroom with radiator and Upvc double glazed window to rear. Storage cupboard housing the 'Rameha' condensing combi boiler and having an air vent.

### Bedroom Three 5'10" x 7'6" (1.8 x 2.3)



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

### Bathroom 5'6" x 6'2" (1.7 x 1.9)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with 'Triton' electric shower above. Laminate floor, shower walls and Upvc ceiling. Chrome heated towel radiator and Upvc obscure double glazed window to rear.

### External



To the front is a lawn garden with border and shrubbery. External light. Electric meter to the side. To the rear is a patio, pebbled and lawn garden. Summerhouse with power and light. Security light and outside tap.

### Parking

Parking space in front of the garage and on street parking available. Garage

### Garage

Up and over door.

### Tenure

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

### Water

Water meter

### 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.

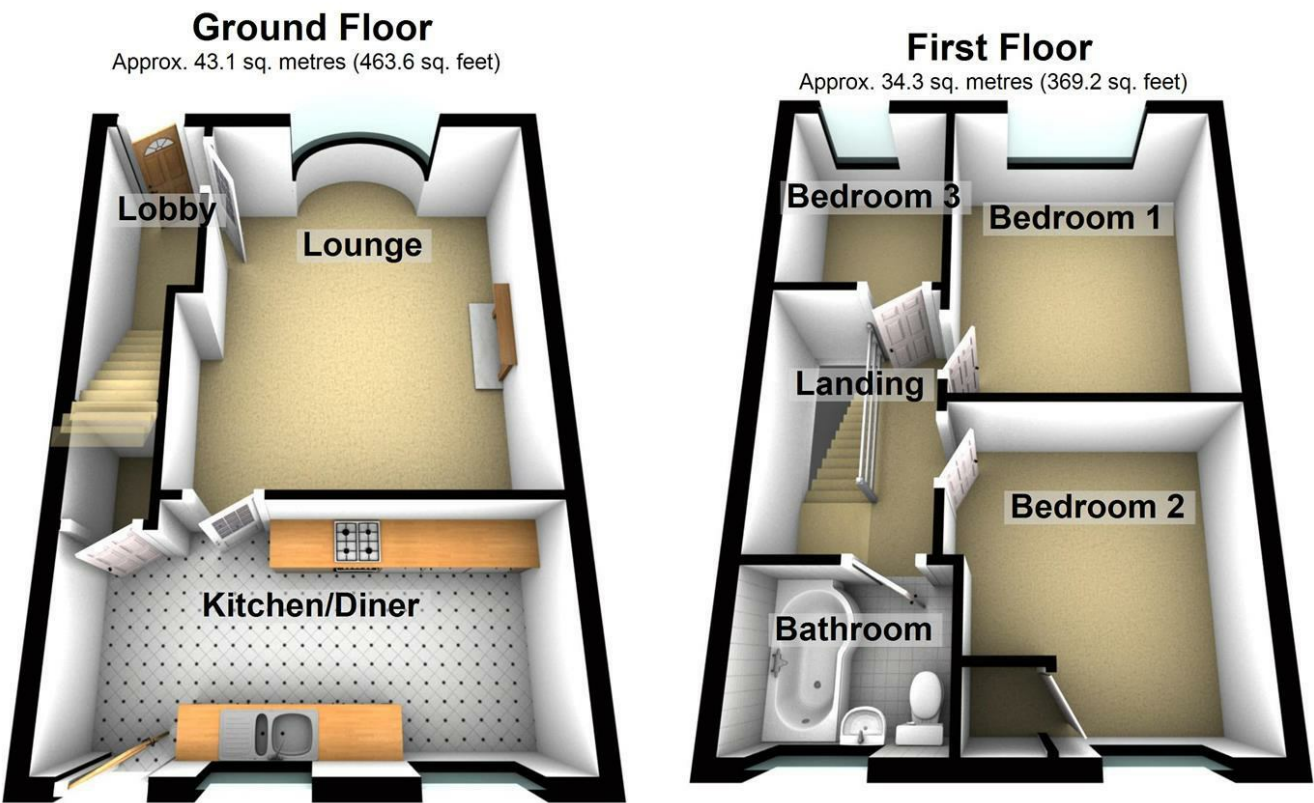
### Boundaries & Ownerships

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.**

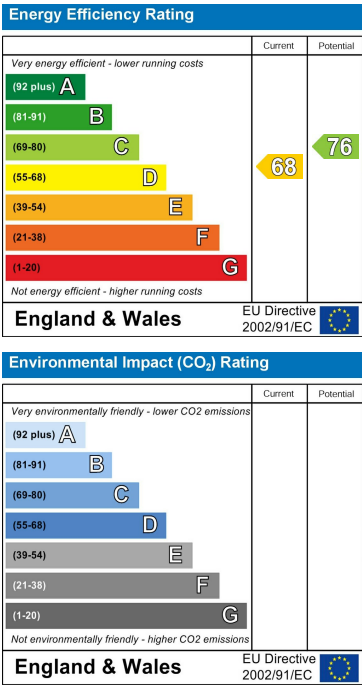
Floor Plan



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.