



31 Gordon Street, Elland, HX5 0AG

Offers Over £145,000

Offered FOR SALE is this TWO bedroom stone built mid terrace on this very popular no through street in Elland. Accommodation comprises; Lobby, spacious lounge, dining kitchen and utility. Cellar. Two double bedrooms and modern bathroom to first floor. Gardens front and rear. The property has the benefit of Upvc double glazing and gas central heating. Close to the amenities of Elland town centre, including two supermarkets, transport links and access to the M62 motorway network. Superb buy for a first time buyer. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door and window above to front. Radiator, staircase access to first floor and door to lounge;

Lounge 13'5" max x 14'9" max (4.1 max x 4.5 max)



Radiator, Upvc double glazed window to front, living flame gas fire with decorative fireplace and wall lights. Opening to dining kitchen;

Kitchen 6'4" x 16'8" (1.95 x 5.1)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, four ring gas hob and extractor hood, acrylic one and a half sink and drainer, plumbing for dishwasher and space for fridge/freezer. Tiled floor, Upvc double glazed window to rear and radiator. Doors to staircase access to lower ground floor and utility;

Utility 4'7" x 7'2" (1.4 x 2.2)



Laminate walls and ceiling, spotlights and laminate floor. Space for dryer, plumbing for washing machine and three Upvc double glazed windows. Upvc obscure double glazed door with cat flap.

Lower Ground Floor

Cellar

First Floor

Landing

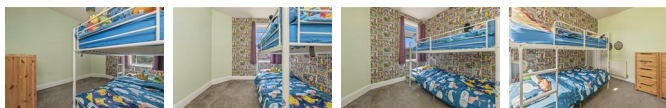
Doors to bathroom and bedrooms;

Bedroom One 10'4" x 13'1" (3.15 x 4)



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

Bedroom Two 8'8" x 11'1" (2.65 x 3.4)



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

Bathroom 7'4" x 8'2" (2.25 x 2.5)



Four piece suite comprising low flush w.c. sink with vanity unit and waterfall tap, bath with waterfall tap and walk in double shower with mains and waterfall shower. Laminate floor, tiled floor and spotlights. Laminate ceiling, chrome heated towel radiator and Upvc obscure double glazed window to rear. 'Ideal' condensing combi boiler.

External



Parking

On street permit parking

Tenure

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

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.

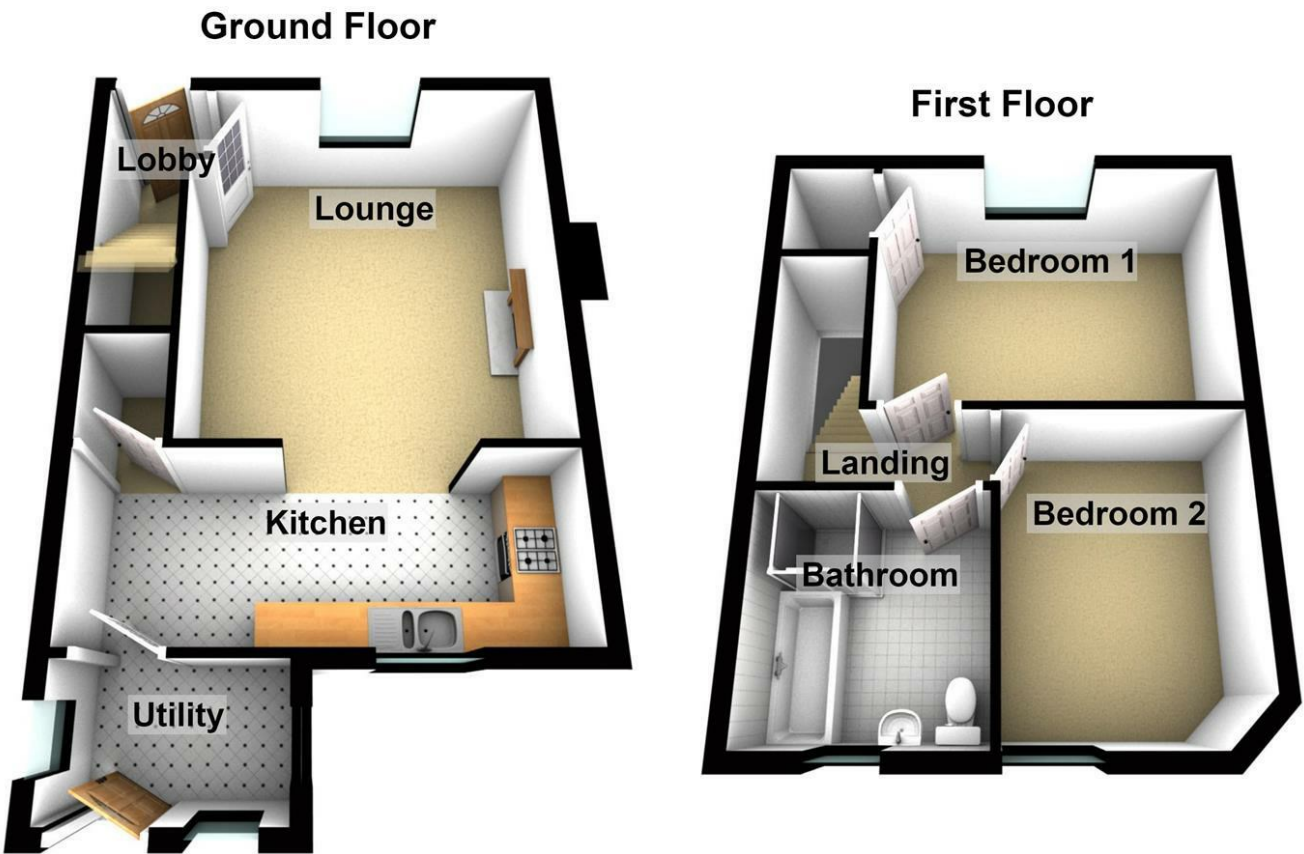
Boundaries & Ownerships

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.

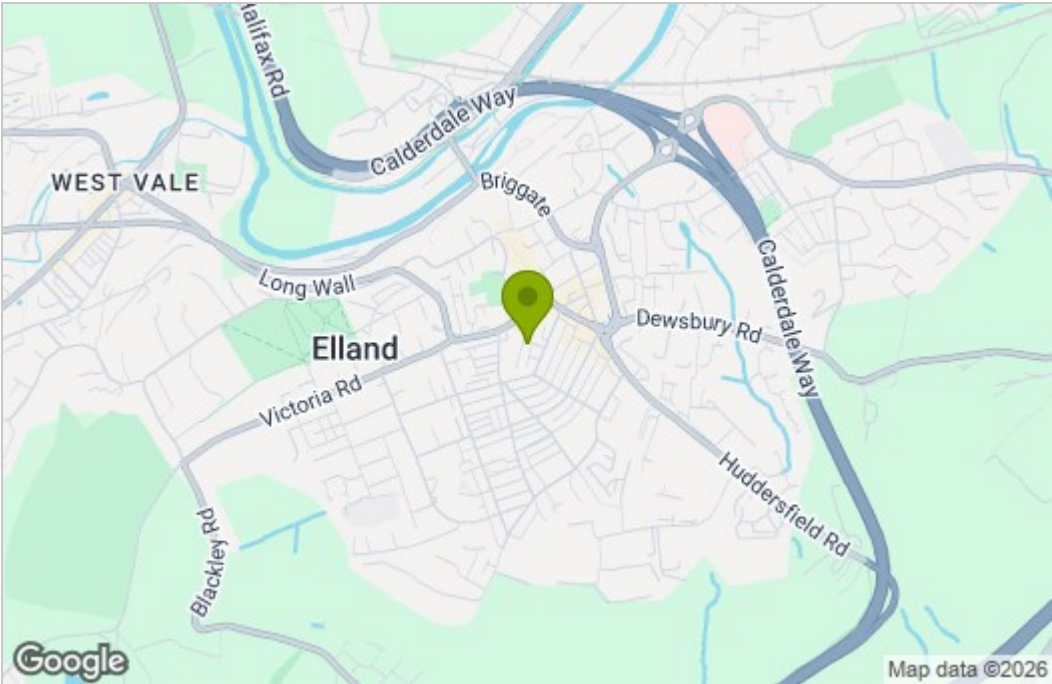
Mortgages

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.

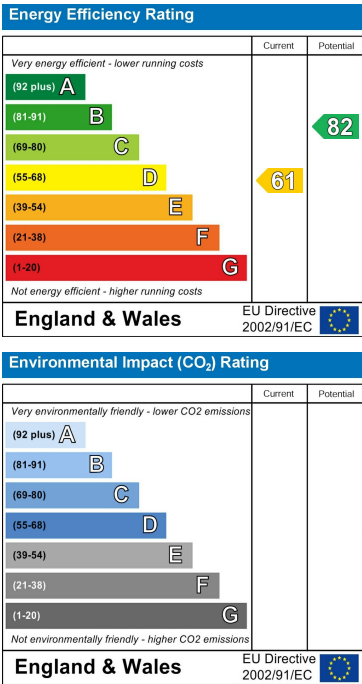
Floor Plan



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.