



35 Gordon Street, Elland, HX5 0AG

£155,000

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built mid terrace property in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge, kitchen and cellar. To the first floor; landing, two double bedrooms and bathroom. Gardens front and rear. On street permit parking. The property benefits from Upvc double glazing, smart meters and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby



Upvc obscure double glazed door and window above to front. Rubber matting, radiator and programmer/room stat. Staircase access to first floor and door to lounge;

Lounge 13'3" max x 14'11" max (4.05 max x 4.55 max)



Radiator, floorboards and Upvc double glazed leaded effect window to front. Cable point, ethernet points and built in HDMI's. Opening to kitchen;

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



Having a range of Howdens 'dove grey' gloss wall and base units with laminate worktop. 'Lamona' acrylic one and a half sink and drainer, 'Indesit' electric oven and grill, four ring induction hob and extractor hood above. 'Indesit' washing machine and 'Amico' dishwasher. Upvc ceiling, spotlights and Upvc double glazed window to rear. Stone flagged floor, radiator and space for fridge/freezer. 'Ideal' condensing combi boiler (2021). Stop tap, under cupboard lights and Upvc obscure double glazed door with window above to rear.

Lower Ground Floor

Cellar

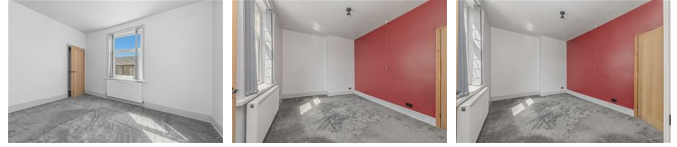
Radiator, power and light. Housing the electric meter, gas meter and fusebox.

First Floor

Landing

Doors to bathroom and bedrooms;

Bedroom One 10'4" x 13'5" (3.15 x 4.1)



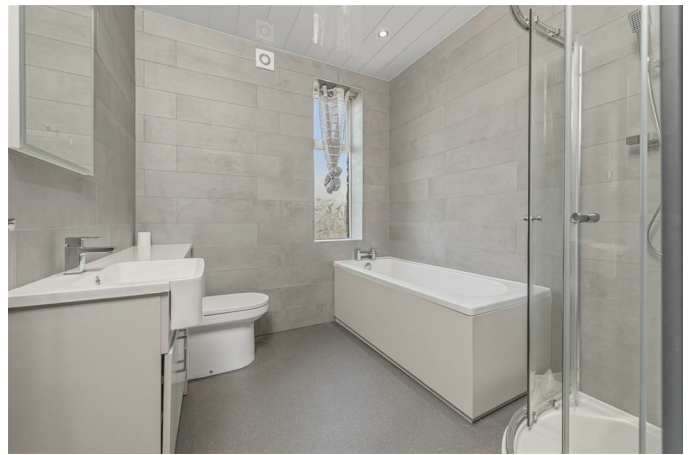
Double bedroom with radiator, Upvc double glazed leaded effect window to front and built in wardrobe with hanging rails and loft hatch.

Bedroom Two 8'10" x 11'1" (2.7 x 3.4)



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

Bathroom 7'6" x 8'0" (2.3 x 2.45)



Four piece suite comprising low flush w.c. sink with vanity unit bath and corner shower cubicle with mains shower and waterfall shower. Sensor spotlights, upvc ceiling and tiled walls. Radiator with mirror, Upvc obscure double glazed window to rear and sensor mirror.

External



To the front is a pebbled garden with external light. To the rear is an enclosed patio with two security lights.

Parking

Permit on street parking

Tenure

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

Energy Rating

D

Council Tax Band

A

Water

Water Rates

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.

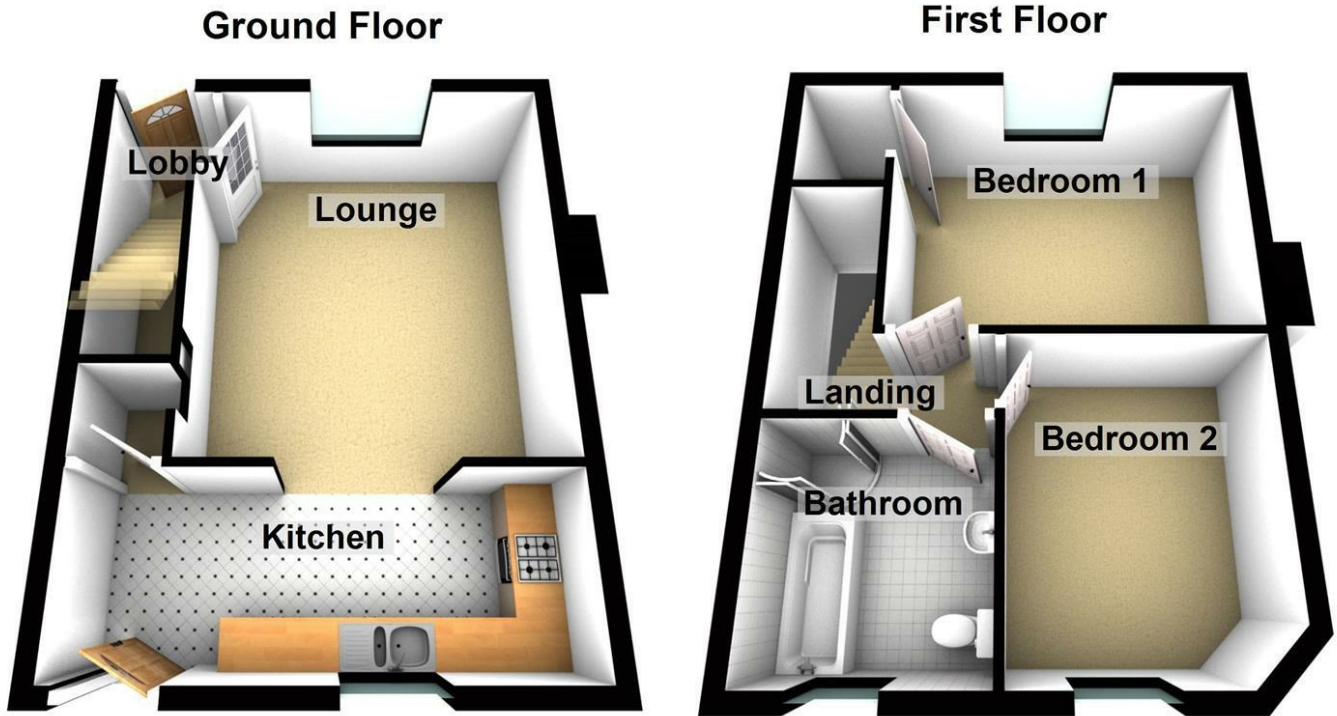
Boundaries & Ownerships

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.

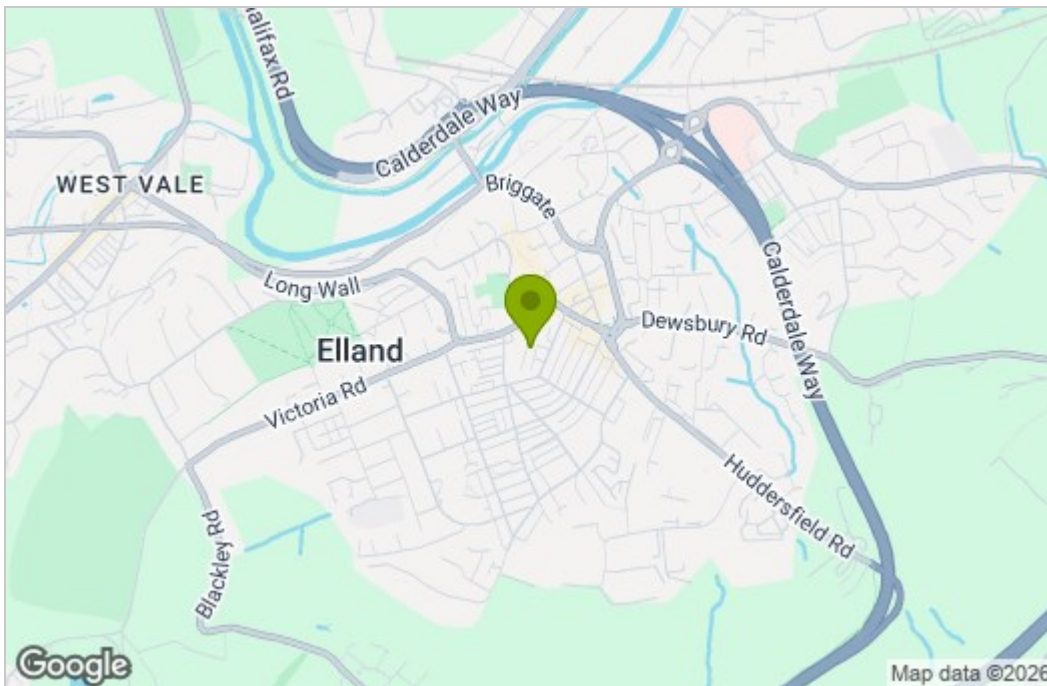
Mortgages

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.**

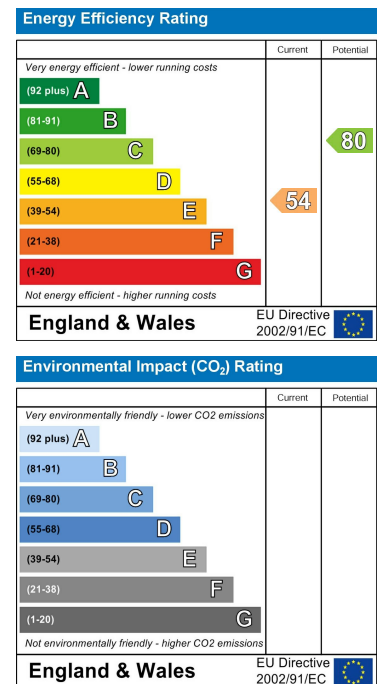
Floor Plan



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