



103 Oak Street, Elland, HX5 0LF

Offers Over £130,000

Offered FOR SALE is this deceptively spacious FOUR bedroom stone built enclosed mid terrace in the heart of Elland. Accommodation comprises; Lounge, kitchen and cellar. To the first floor; landing, two bedrooms and bathroom. Landing and two attic bedrooms to second floor. Off road parking/garden to front. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. NO CHAIN. Viewing essential.

Ground Floor

Lounge 13'9" x 14'11" (4.2 x 4.55)



Upvc obscure double glazed door with Upvc obscure double glazed panel above and Upvc double glazed window to front. T.v. aerial lead, laminate floor and radiator. Cornice to ceiling and doors to staircase access to first floor and kitchen;

Kitchen 7'8" x 18'4" (2.35 x 5.6)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Radiator, space for fridge/freezer, electric oven, gas hob and extractor hood above. Space for a washing machine, 'Vaillant' condensing combi boiler, stainless steel sink and drainer and built in cupboard to one alcove. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Fusebox, electric meter and gas meter.

First Floor

Landing

Doors to staircase access to second floor, bathroom and bedrooms;

Bedroom One 8'10" x 15'1" (2.7 x 4.6)



Double bedroom with radiator, Upvc double glazed window to front and built in storage cupboard over the stairs.

Bedroom Two 7'8" x 15'5" (2.35 x 4.7)



Double bedroom with radiator and Upvc double glazed window to front

Bathroom 4'9" x 10'5" (1.45 x 3.2)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower and glass shower screen. Part tiled walls, radiator and Upvc obscure double glazed window to front.

Second Floor

Landing

Openings to bedrooms;

Bedroom Three 13'7" x 18'0" (4.15 x 5.5)



Double bedroom with two radiators and Upvc double glazed dormer window to front.

Bedroom Four 7'6" x 12'1" (2.3 x 3.7)



Double bedroom with radiator and double glazed velux window.

External



Off road parking/garden to front

Parking

Off road parking to front

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.

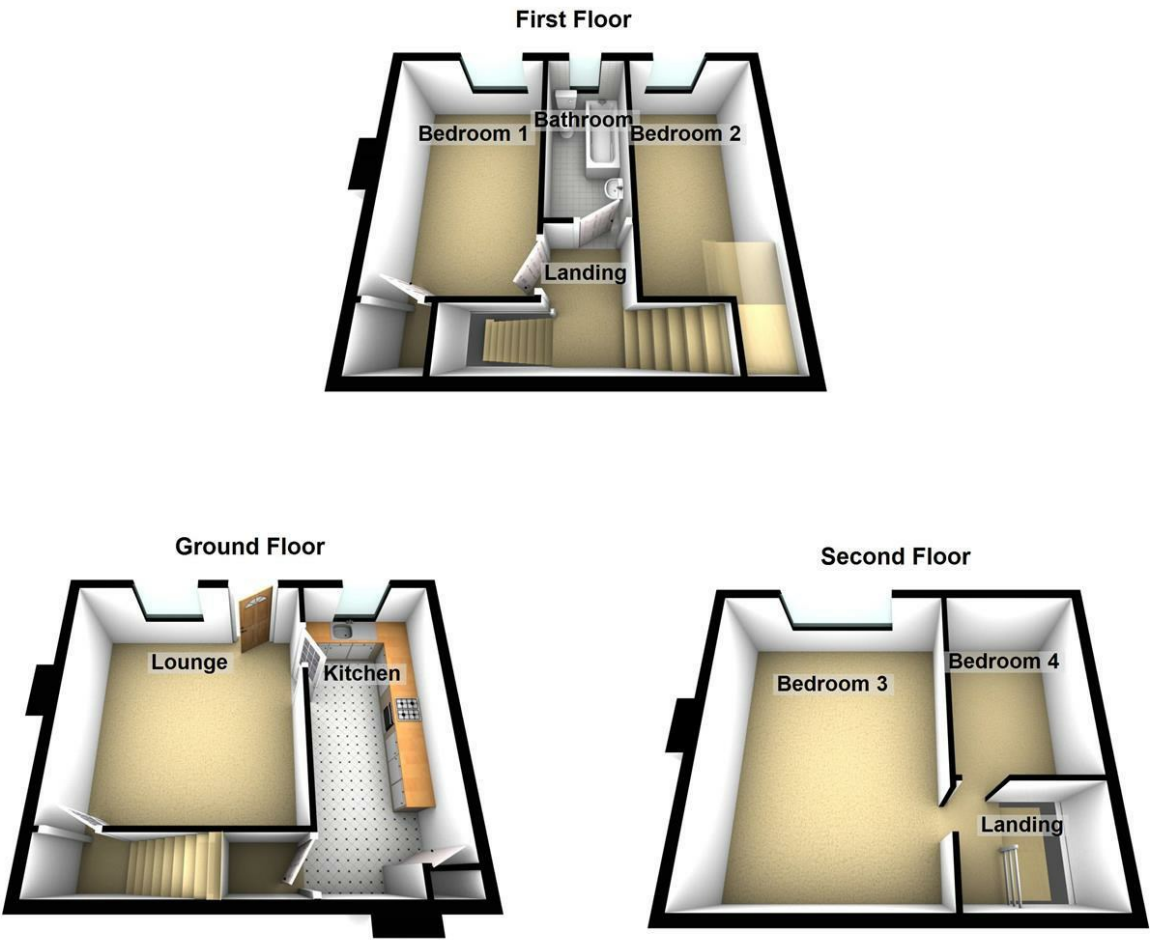
Boundaries & Ownerships

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.

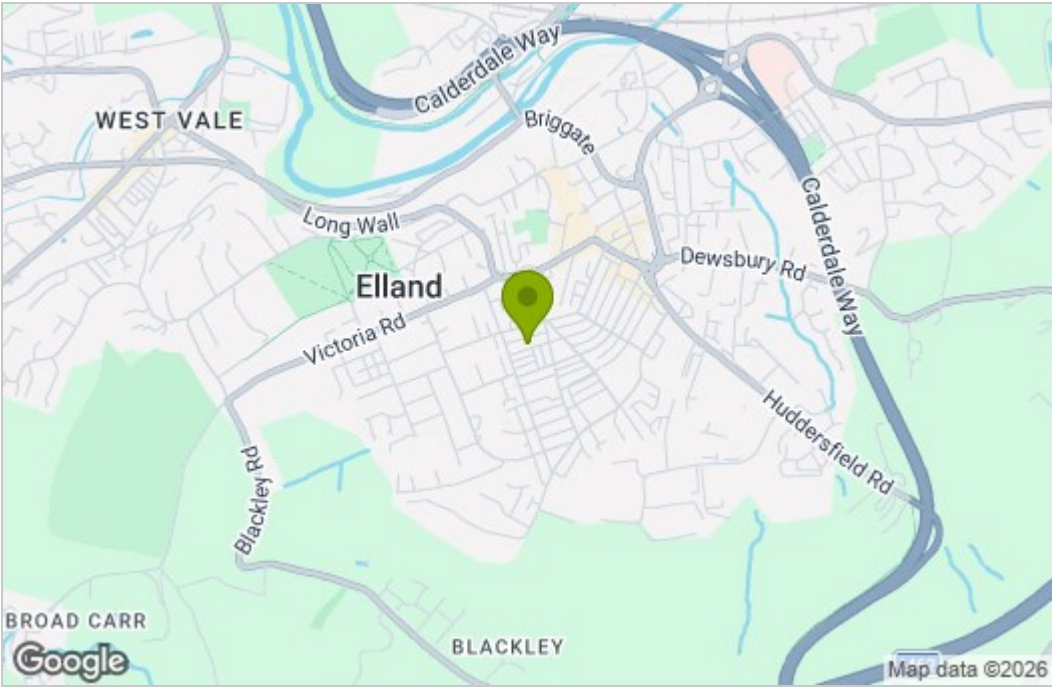
Mortgages

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.**

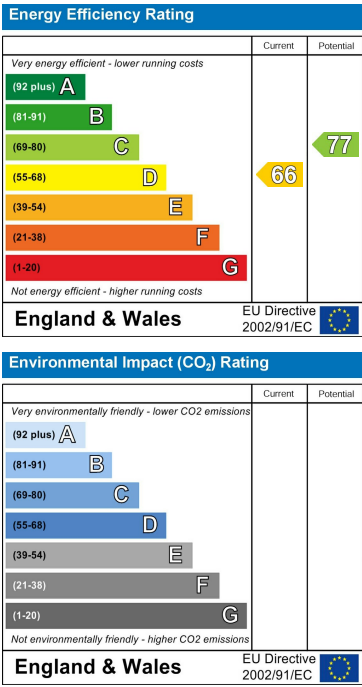
Floor Plan



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