



20 Park Avenue, Elland, HX5 0BA

**£185,000**

Offered FOR SALE is this THREE bedroom brick built end terrace in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge, dining room and kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear and on street parking. The property has the benefit of majority Upvc double glazing, smart meters and gas central heating. Close to amenities, transport links and access to the M62 motorway network. NO CHAIN. Viewing essential.

## Ground Floor

### Entrance Lobby

Wooden single glazed obscure door to front. Room stat, staircase access to first floor and doors to dining room and lounge;

### Lounge 11'9" x 15'8" (3.6 x 4.8)



Upvc double glazed window to front and rear. Radiator, living flame gas fire with marble effect surround, cable point and t.v. point

### Dining Room 8'2" max x 12'3" max (2.5 max x 3.75 max)



Upvc double glazed window to front, radiator and door to kitchen;

### Kitchen 7'6" x 12'3" (2.3 x 3.75)



Having a range of wall and base units with tiled worktop and tiled walls. Gas four ring hob with extractor hood and 'Electrolux' double oven and grill, plumbing for washing machine and space for fridge/freezer. Acrylic one and a half sink and drainer, radiator and Upvc double glazed window to rear. Extractor fan and wooden door to rear. Door to understairs storage with Upvc double glazed window to rear and fusebox.

## First Floor

## Landing



Loft hatch, radiator and Upvc double glazed window to rear. Doors to bathroom and bedrooms;

### Bedroom One 10'2" max x 13'11" max (3.1 max x 4.25 max)



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

### Bedroom Two 8'8" max x 13'9" max (2.65 max x 4.2 max)



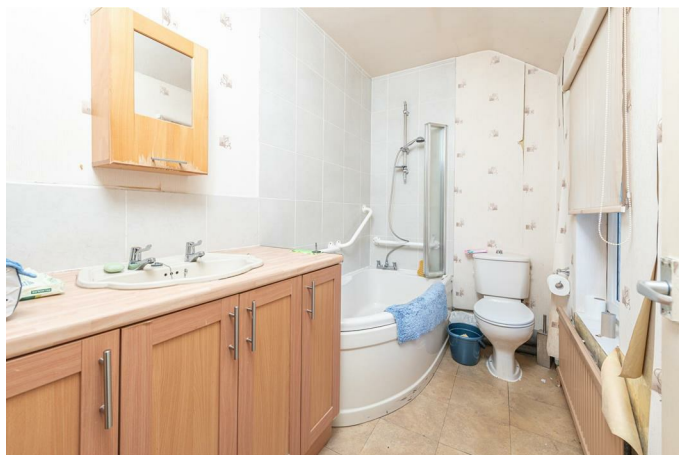
Double bedroom with radiator, bulk head storage and Upvc double glazed window to front.

### Bedroom Three 7'0" x 9'0" (2.15 x 2.75)



Single bedroom with radiator, air vent and Upvc double glazed window to rear.

### Bathroom 5'4" x 9'2" (1.65 x 2.8)



Three piece suite comprising low flush w.c. sink with vanity unit and corner bath with mixer shower. Grab rails, part tiled walls, radiator and Upvc obscure double glazed window to rear.

### External



Lawn garden to front and paved and pebbled garden to rear.

### Parking

On street 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

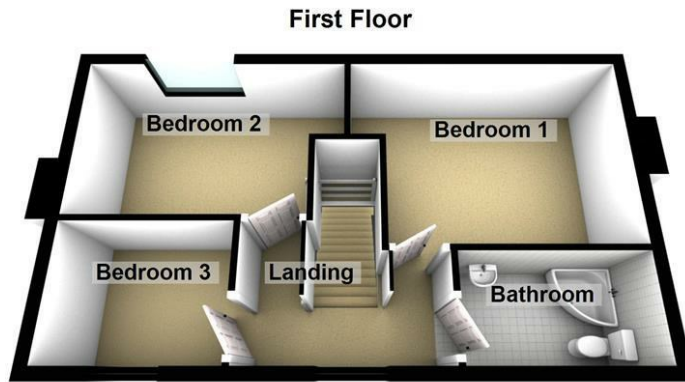
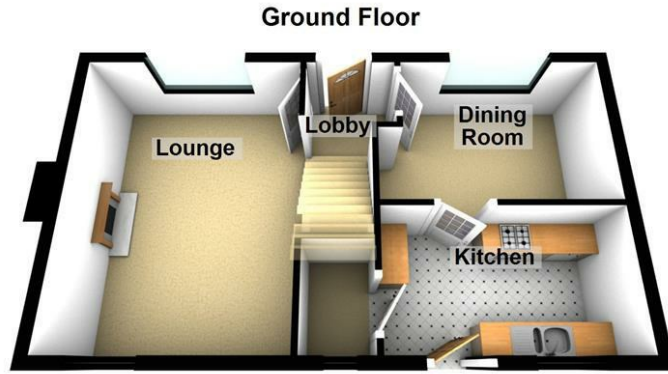
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

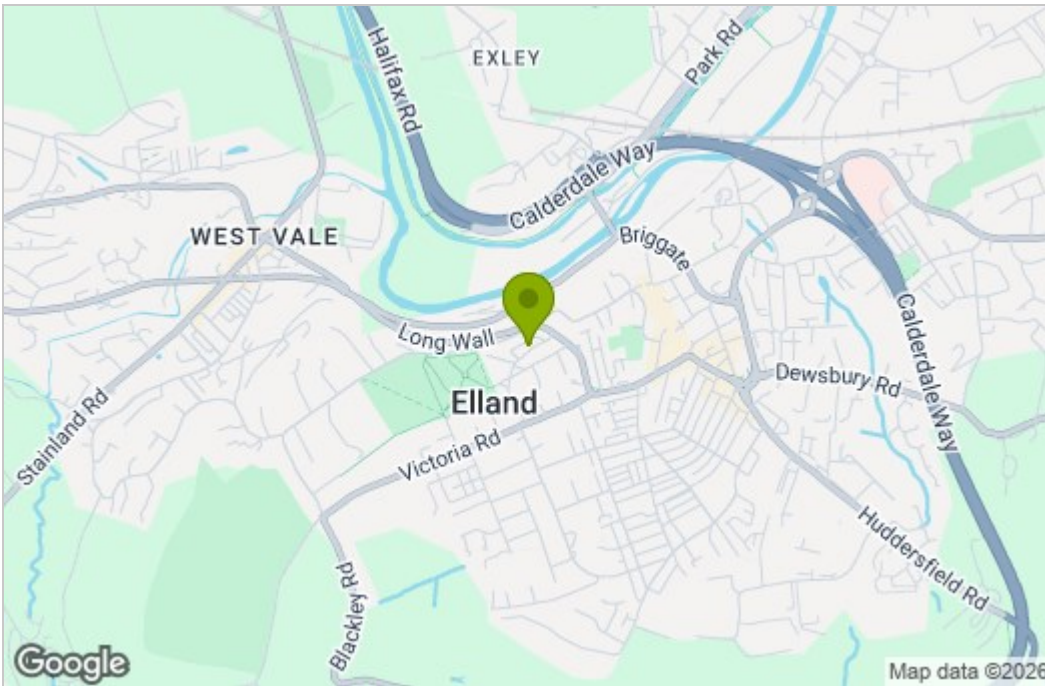
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is

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.

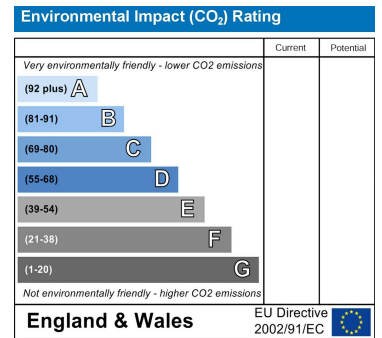
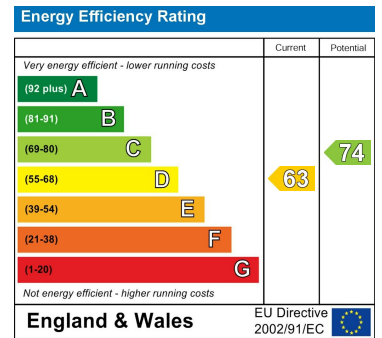
# Floor Plan



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