







44 Beech Street, Elland, HX5 0EY

£76,500

Offered FOR SALE with NO CHAIN is this ONE bedroom stone built enclosed mid terrace in the heart of Elland. Accommodation comprises; Entrance lobby, lounge and kitchen. Cellar. To the first floor; landing, two bedrooms and bathroom. Garden and on street parking in the vicinity. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy or investment property. Viewing essential.

Ground Floor

Entrance Lobby
Upvc obscure double glazed door with Upvc obscure double glazed window above to front. Dado rail, door to kitchen and opening to lounge;

Lounge 12'9" max x 14'3" max (3.9 max x 4.35 max)



Radiator, dado rail and coving to ceiling. Electric fire with marble effect base and surround and wooden fireplace. Upvc double glazed window to front, two telephone points, cable point and t.v. aerial lead. Door to staircase access to first floor.

Kitchen 4'3" x 15'8" (1.3 x 4.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic sink and drainer, plumbing for washing machine, electric oven and grill and four ring hob with extractor hood. Space for under counter fridge. Upvc double glazed window to front, radiator and door to staircase access to lower ground floor.

First Floor

Landing
Doors to bathroom and bedroom;

Bedroom One 11'11" x 15'8" (3.65 x 4.8)



Double bedroom with radiator, loft hatch, t.v. aerial lead and Upvc double glazed window to front.

Bathroom 6'10" x 15'8" (2.1 x 4.8)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with electric 'Mira' shower over. Part tiled walls, part wood paneled walls, spotlights, radiator and Upvc obscure double glazed window to front.

External



Patio and lawn garden to front

Parking
On street parking in the vicinity (permit and non permit)

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.

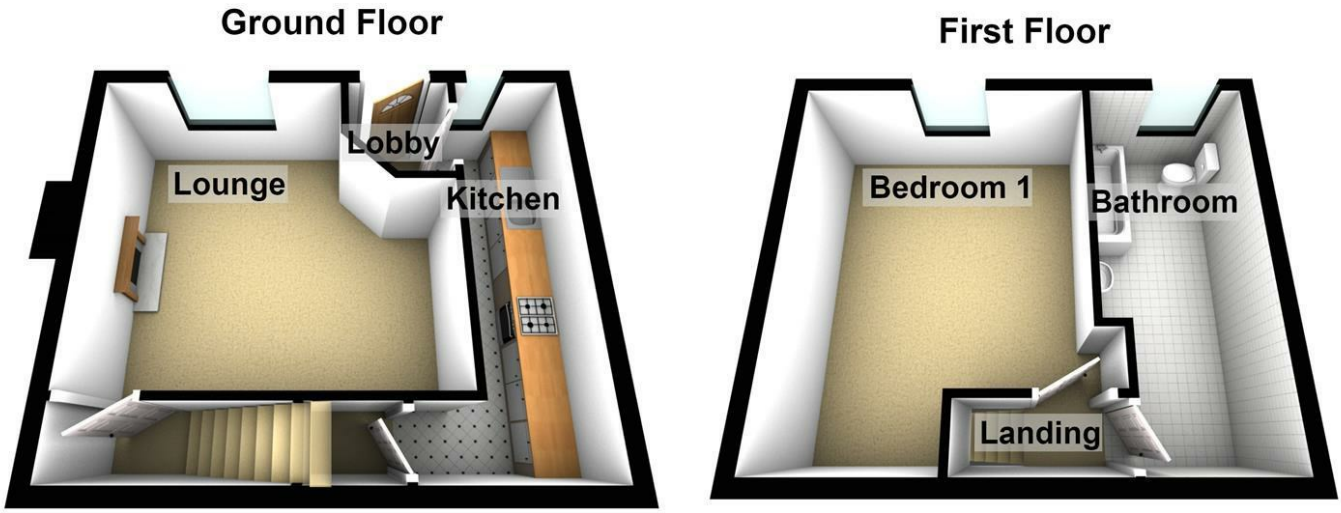
Property to Sell?
Call for a FREE, no obligation valuation.

Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

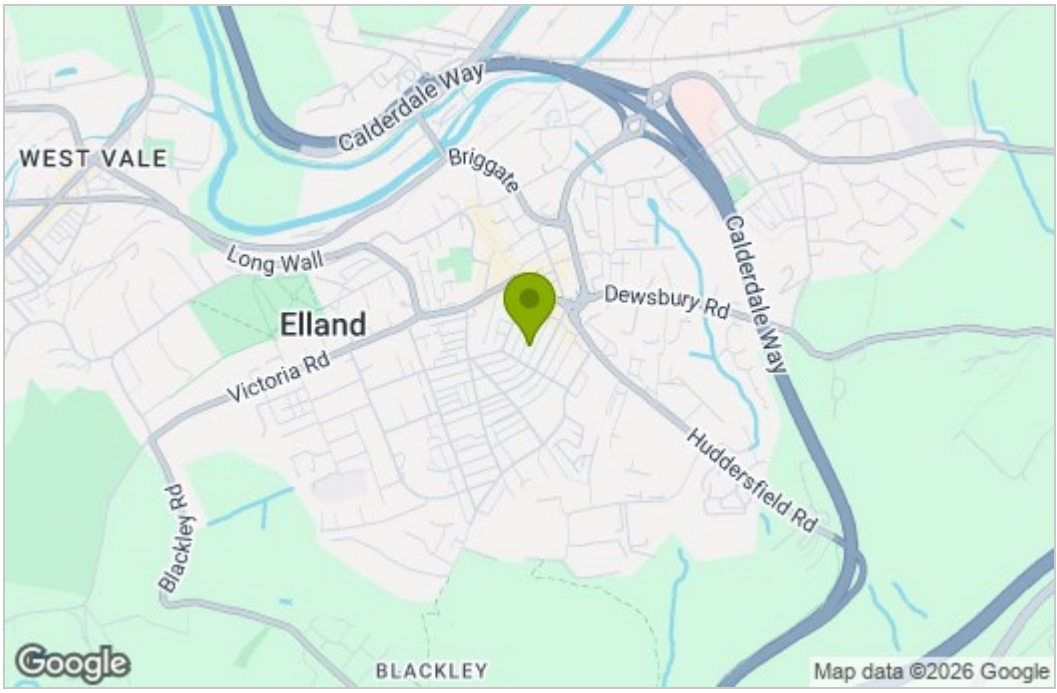
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

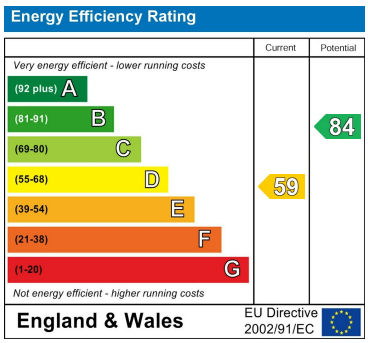
Floor Plan

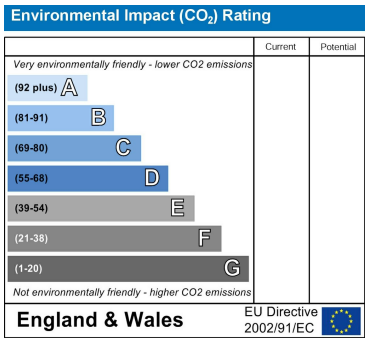


Area Map



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.

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