







24 Dewsbury Road, Elland, HX5 9JU

£179,950

Offered FOR SALE is this THREE bedroom stone built semi-detached property in the sought after Upper Edge area of Elland. Accommodation comprises; Spacious lounge, kitchen and conservatory currently utilised as a dining room. Cellar. To the first floor; landing. three bedrooms and family bathroom. Garden to rear. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Lounge 14'9" max x 18'8" max (4.5 max x 5.7 max)





Upvc obscure double glazed door and Upvc double glazed window to front. Exposed stone wall, wall lights, gas fire with brick fireplace and exposed beams to ceiling. Upvc double glazed window to front and doors to conservatory and kitchen;

Kitchen 6'10" x 18'8" (2.1 x 5.7)





Having a range of wall and base units with laminate worktops and tiled splashbacks. Stainless steel one and a half sink and drainer, integrated fridge/freezer, electric double oven and grill. Plumbing for washing machine and dishwasher and four ring gas hob with extractor hood above. Tiled floor, radiator, breakfast bar and exposed stone wall. Wood paneled ceiling, Upvc double glazed window to front, Upvc double glazed window and Upvc obscure double glazed door to rear. 'MAIN' condensing combi boiler and door to staircase access to lower ground floor.

Conservatory 10'0" x 10'0" (3.05 x 3.05)



Upvc double glazed windows and French doors. Exposed stone wall and radiator.

Lower Ground Floor

Cellar

First Floor

Landing



Upvc double glazed window to rear, loft hatch, radiator and doors to bathroom and bedrooms;

Bedroom One 9'2" x 10'5" to robes (2.8 x 3.2 to robes)



Double bedroom with radiator, Upvc double glazed window to rear and fitted wardrobes, cupboards and drawers.

Bedroom Two 6'6" x 12'1" (2 x 3.7)

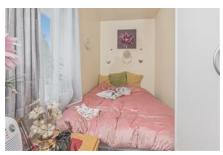




Upvc double glazed window to front and radiator.

Bedroom Three 5'6" x 12'7" to robes (1.7 x 3.85 to robes)





Upvc double glazed window to front, radiator and built in wardrobes with sliding mirrored doors.

Bathroom 6'2" x 6'6" (1.9 x 2)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains mixer shower and waterfall shower above. Glass shower screen, fully tiled walls, laminate floor and Upvc obscure double glazed window to rear. Extractor fan.

External



Enclosed yard to front and enclosed patio garden to rear.

Parking

On street parking.

Tenure

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

Energy Rating

E

Council Tax Band

B

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.

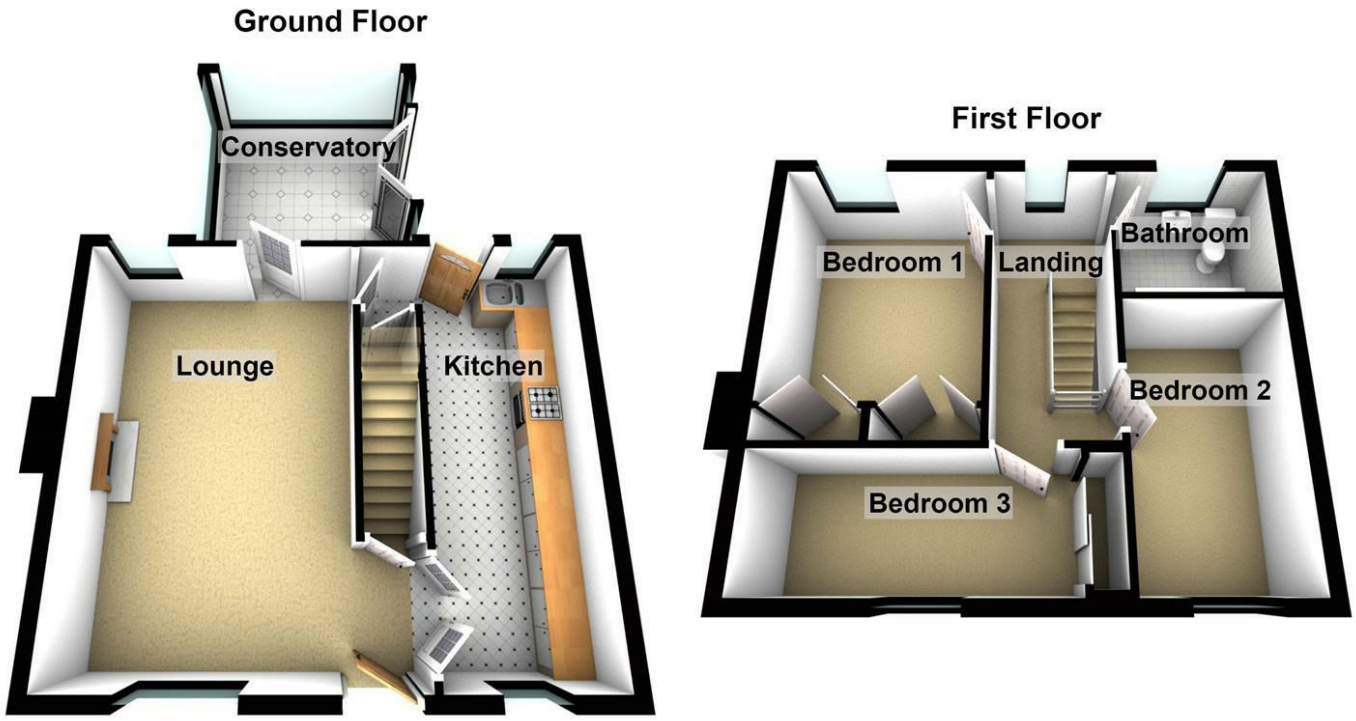
Boundaries & Ownerships

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.

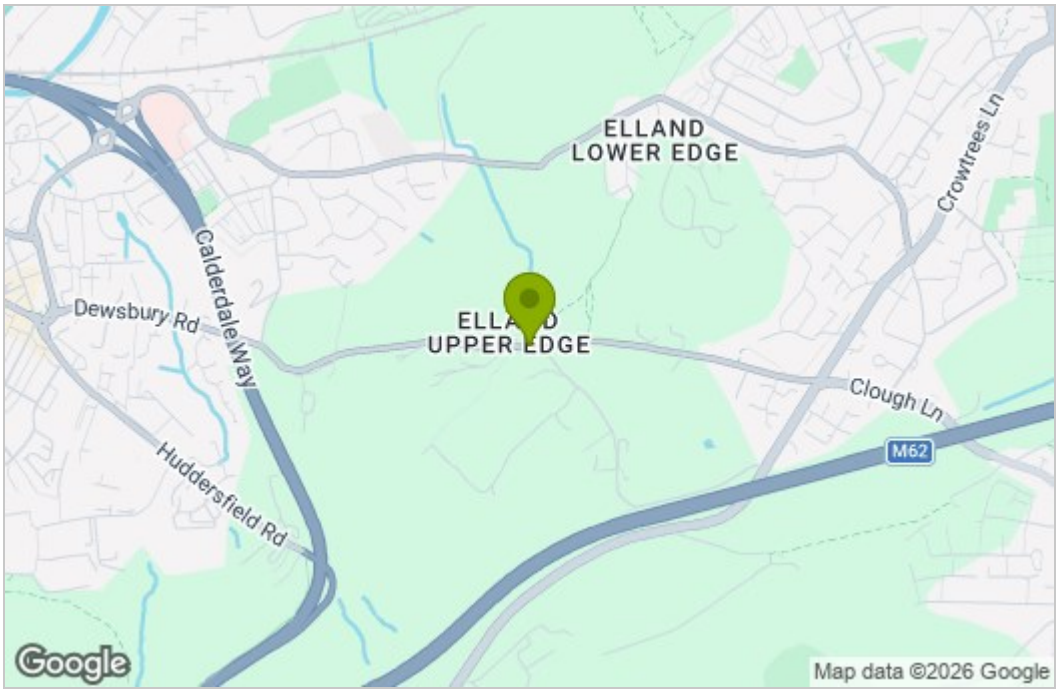
Mortgages

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.

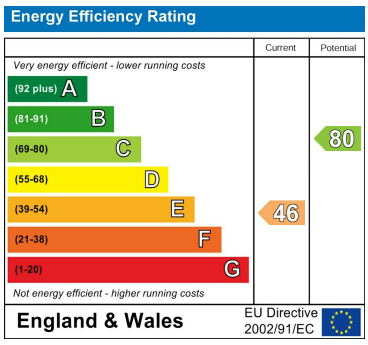
Floor Plan

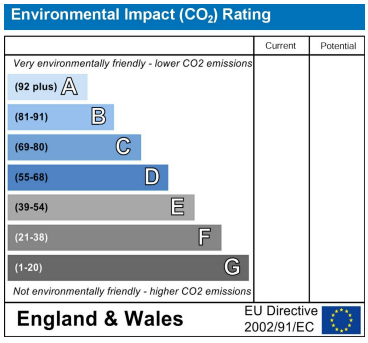


Area Map



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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