



37 Langdale Street, Elland, HX5 0JL

£99,950

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built enclosed end terrace in central Elland. Accommodation comprises; Lounge and kitchen. Cellar to the lower ground floor. To the first floor; landing with storage, two bedrooms and shower room. Enclosed yard to front. Permit on street 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

Lounge 12'9" x 14'9" (3.9 x 4.5)



Upvc double glazed window and Upvc obscure double glazed composite door with Upvc double glazed panel above to front. Radiator, part tiled floor and stone feature fireplace. Door to staircase access to first floor and opening to kitchen;

Kitchen 4'7" x 15'10" (1.4 x 4.85)



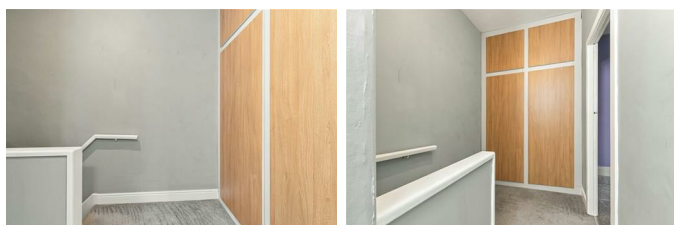
Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, gas cooker point, space for fridge/freezer and plumbing for washing machine. Tiled floor, radiator and Upvc (part obscure) double glazed window to front. 'Vokera' condensing combi boiler and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

First Floor

Landing



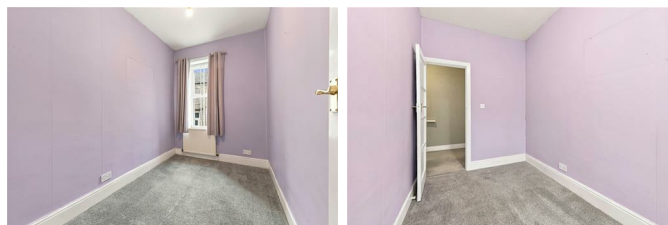
Loft hatch and storage cupboard with shelving. Doors to bathroom and bedrooms;

Bedroom One 8'6" x 15'10" (2.6 x 4.85)



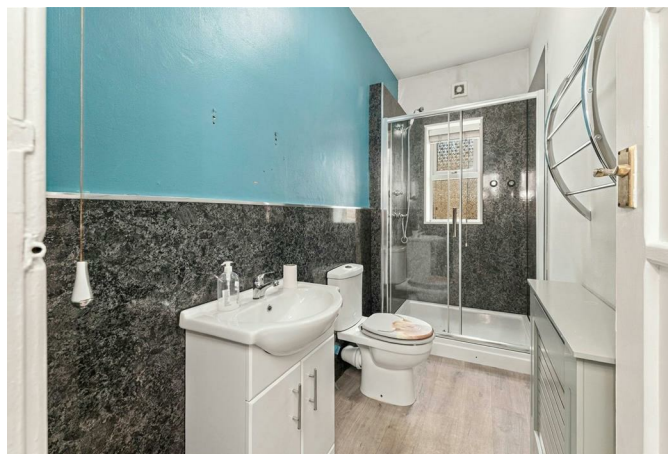
Double bedroom with radiator, Upvc double glazed window to front and storage cupboard over the bulk head.

Bedroom Two 6'6" x 10'2" (2 x 3.1)



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

Shower Room 4'3" x 10'2" (1.3 x 3.1)



Three piece suite comprising low flush w.c. sink with vanity unit and double shower cubicle with glass sliding doors, shower walls and mains shower. Radiator, part shower walls, extractor fan and Upvc obscure double glazed window to front.

External



Enclosed yard to front

Parking

On street permit 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.

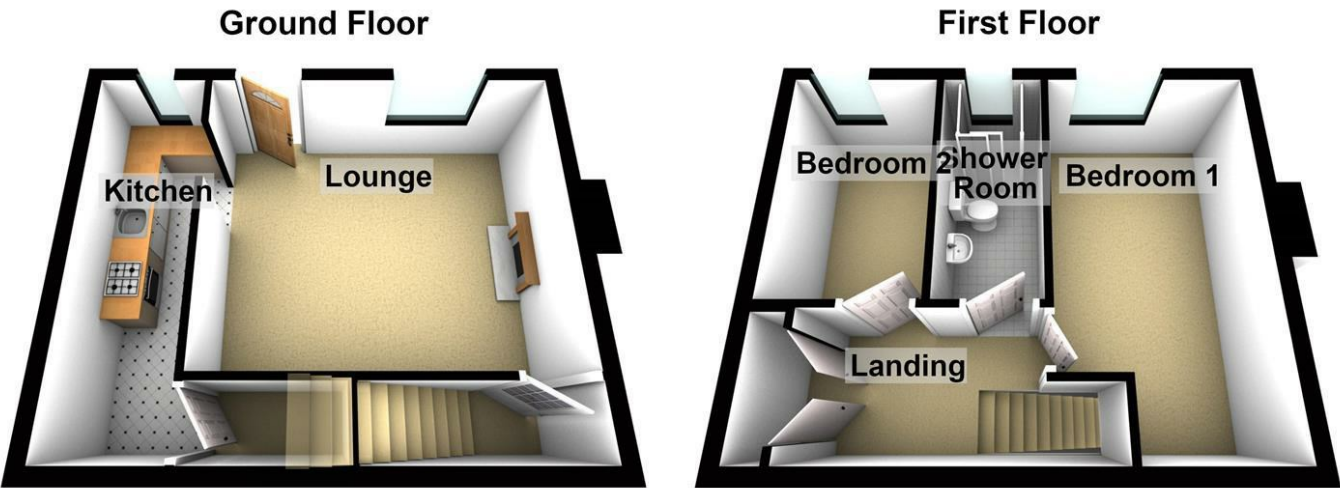
Boundaries & Ownerships

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.

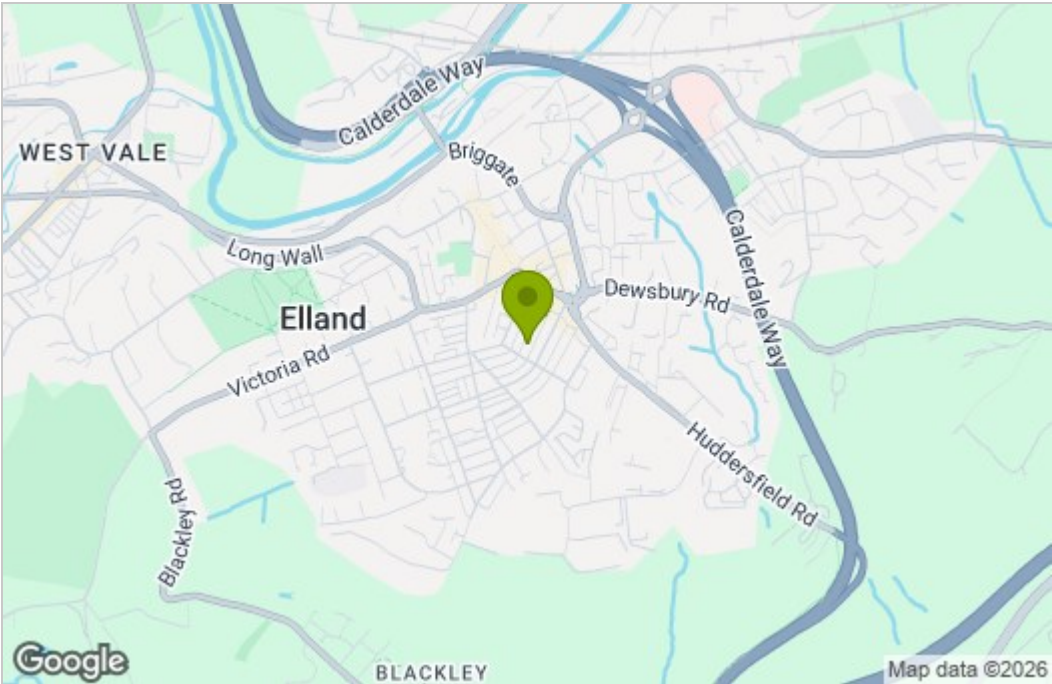
Mortgages

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.

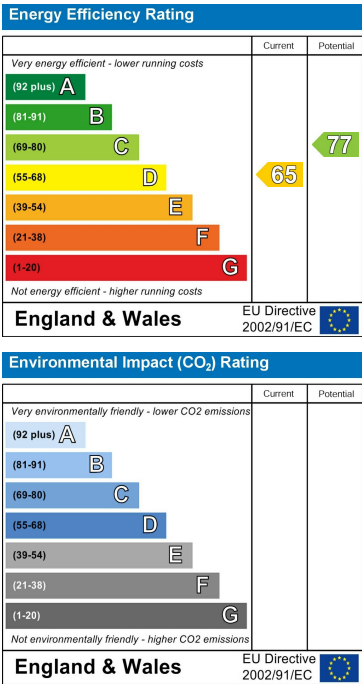
Floor Plan



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