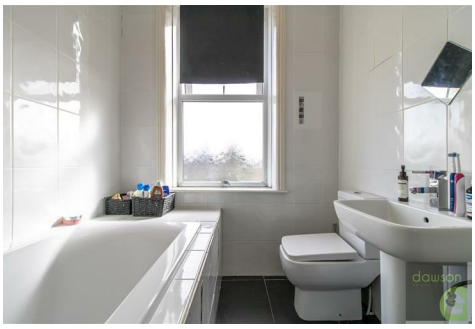








19 Scarborough Terrace, Elland, HX5 0AS

£115,000

Offered FOR SALE is this TWO bedroom stone built mid terrace on the outskirts of Elland. Accommodation comprises; Spacious lounge, modern kitchen and cellar. To the first floor; landing, double bedroom and modern bathroom. Double bedroom to second floor. Paveline frontage and on street parking. The property has the benefit of 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" x 12'6" (4.50 x 3.81)




Upvc entrance door, Upvc double glazed window to the front, radiator, decorative fireplace, coving to ceiling.

Kitchen 6'7" x 11'6" (2.01 x 3.51)




Fitted with wall and base units, laminate work surfaces, inset stainless steel sink unit, tiled splash backs, plumbing for the automatic washing machine, built in stainless steel electric oven with five ring gas hob and 'Belling' extractor canopy over. Tiled floor, radiator, 'Alpha' condensing combi boiler, Upvc double glazed window to the front.

Lower Ground Floor

Cellar

Stone flagged floor, stone shelving and housing the fuse box and electric meter.

First Floor

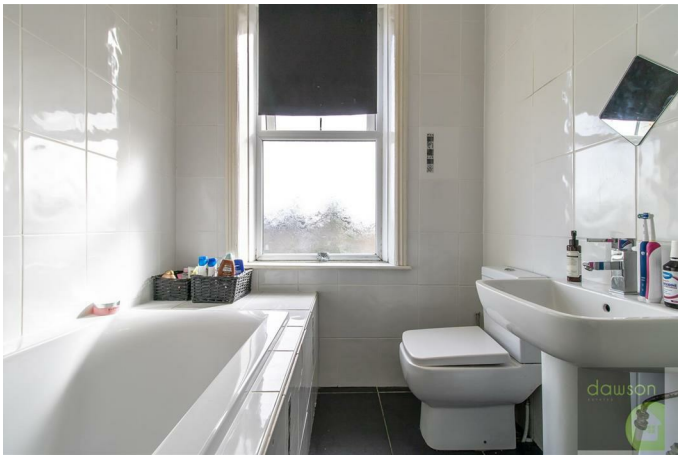
Landing

Bedroom One 14'9" x 11'2" (4.50 x 3.40)




Upvc double glazed window to the front, fitted wardrobes, inset ceiling spotlights, radiator.

Bathroom 6'3" x 7'10" (1.91 x 2.39)



Fitted with a modern three piece suite including a panelled bath with mains shower over, pedestal wash basin and low flush w.c. Inset ceiling spotlights, radiator and Upvc obscure double glazed window to the front.

Attic Bedroom Two 19'8" x 14'9" (5.99 x 4.50)




Upvc double glazed dormer window to the front enjoying far reaching views and radiator.

External



There is paveline frontage and small patio with soil borders.

Parking

On street parking

Tenure

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

Council Tax Band

A

Energy Rating
D

Viewings
Strictly by appointment. Contact Dawson Estates.

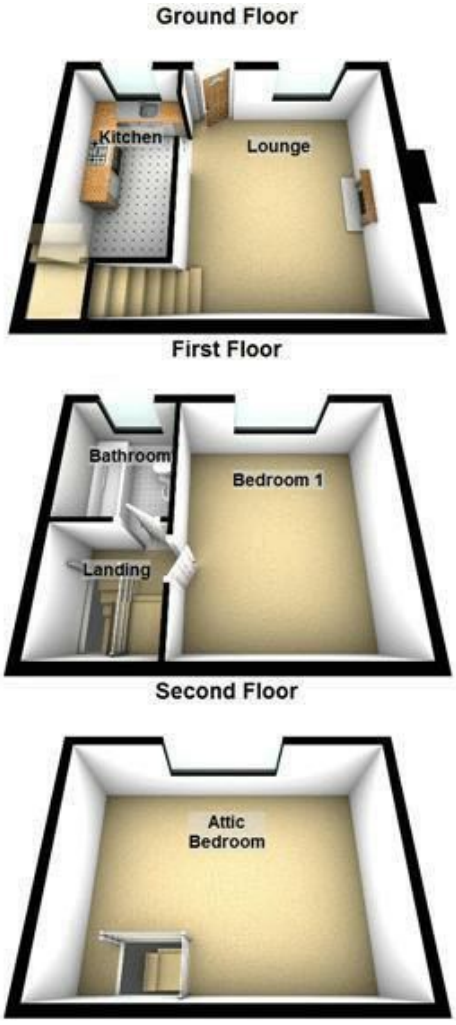
Property to Sell?
Call for a FREE, no obligation valuation.

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

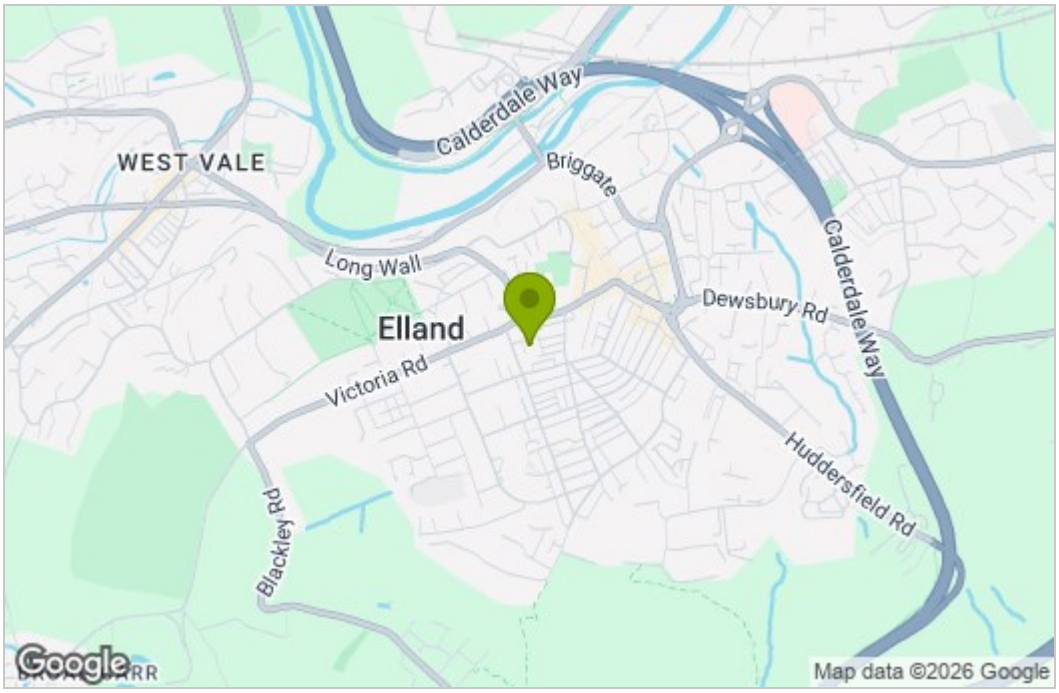
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

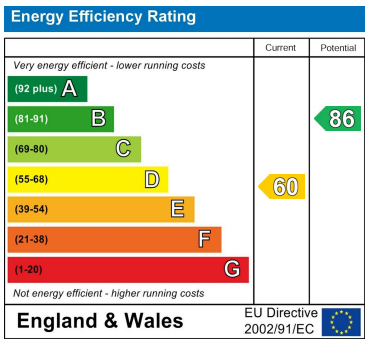
Floor Plan

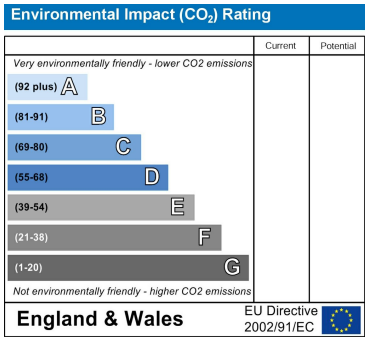


Area Map



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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