



42 Exley Lane, Elland, HX5 0SW

£245,000

Offered FOR SALE is this TWO bedroom SEMI-DETACHED property in the popular Exley area. Accommodation comprises; Entrance porch, lobby, lounge, breakfast kitchen, utility and sun room. To the first floor; landing, two bedrooms and shower room. Gardens to three sides. Off road 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

Porch

Upvc obscure double glazed door and windows. Part tiled wall. Door to lobby;

Lobby



Radiator, Upvc obscure double glazed door and panel above to front and staircase access to first floor. Door to lounge;

Lounge 11'7" max x 12'7" max (3.55 max x 3.85 max)



Radiator, wall lights and coving to ceiling. Living flame gas fire with decorative fireplace, t.v. point and Upvc double glazed bay window to front. Door to breakfast kitchen;

Breakfast Kitchen 9'10" x 15'10" (3 x 4.85)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven and grill, microwave, fridge/freezer and dishwasher. Composite one and a half sink and drainer, induction hob with glass splashback and extractor hood above. Upvc double glazed window and Upvc double glazed concertina doors to rear. Radiator, wood paneled ceiling and display units. Under cupboard lighting and understairs storage. Door to utility;

Utility 4'7" x 13'1" (1.4 x 4)



Tiled floor, radiator, part wood paneled walls. Base unit with laminate worktop, plumbing for washing machine and space for dryer. 'BAXI' combi boiler, understairs storage and telephone point. Upvc double glazed windows and composite double glazed stable door.

Sun Room 5'10" x 8'10" (1.8 x 2.7)



Upvc double glazed door and windows.

First Floor

Landing



Loft hatch, dado rail and Upvc double glazed window to side. Doors to shower room and bedrooms;

Bedroom One 11'3" x 15'10" (3.45 x 4.85)



Double bedroom with laminate floor, radiator and Upvc double glazed window to front. Fitted wardrobes (some with lighting) and light over the dressing table.

Bedroom Two 9'6" x 10'5" (2.9 x 3.2)



Double bedroom with radiator, laminate floor, fitted wardrobes and Upvc double glazed window to rear.

Shower Room 5'10" x 7'2" (1.8 x 2.2)



Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with 'mira' electric shower. Tiled floor, tiled walls and wood paneled ceiling. Electric wall heater and Upvc obscure double glazed window to rear.

External



Patio area to front. Patio and slate garden to side and rear. Wooden shed.

Parking

Off road parking to front.

Tenure

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

Energy Rating

D

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.

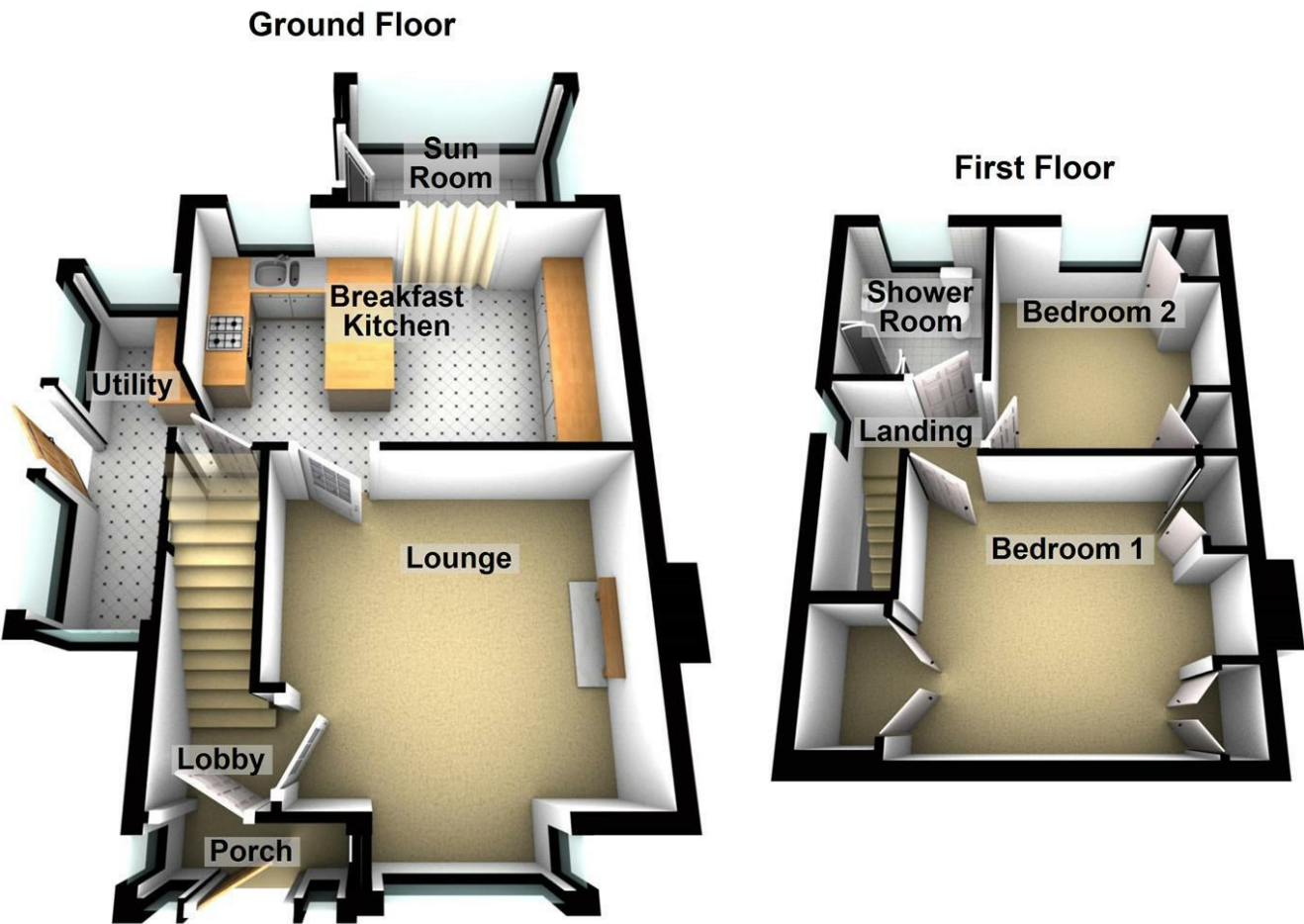
Boundaries & Ownerships

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.

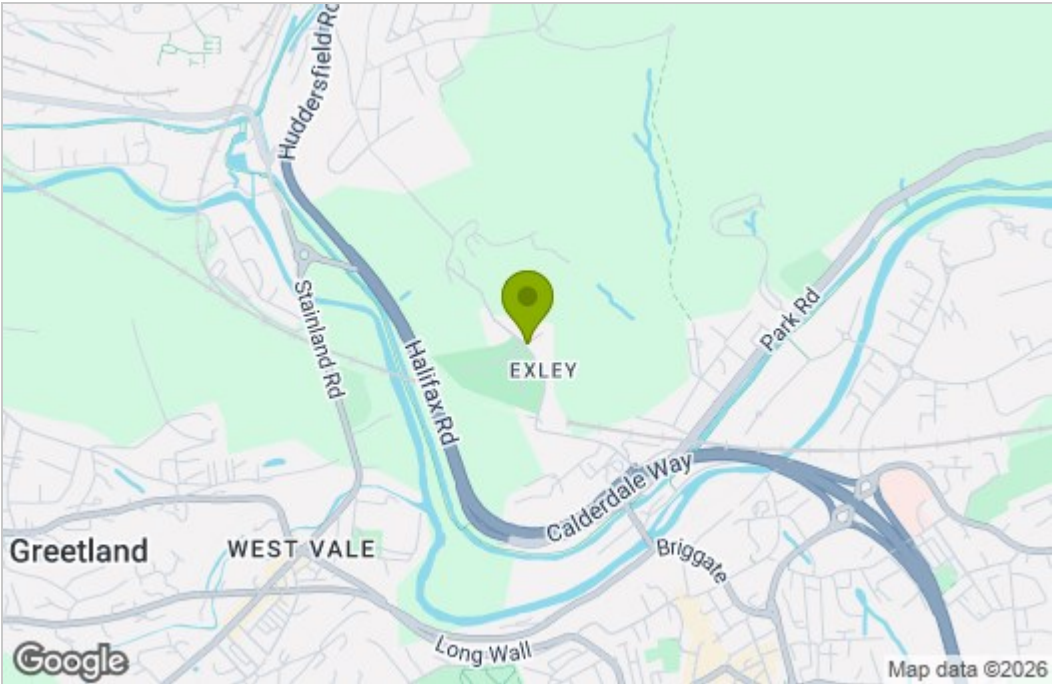
Mortgages

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.**

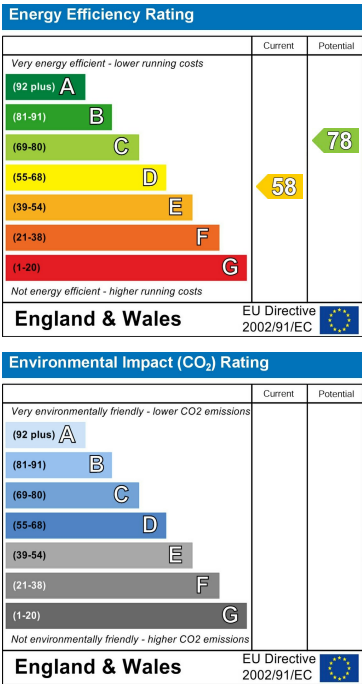
Floor Plan



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.