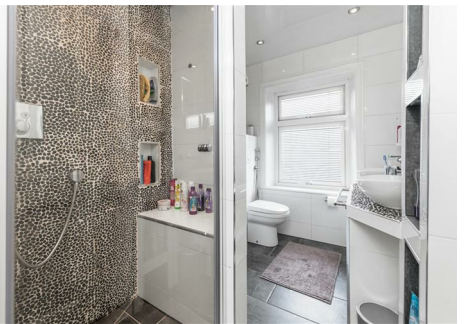




6 Church View Savile Road, Elland, HX5 0NH

£185,000

Offered FOR SALE is this TWO bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge, dining room and kitchen. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear and garage providing 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

Entrance Lobby



Radiator, laminate floor and composite obscure double glazed door and panel above to front. Staircase access to first floor and door to lounge;

Lounge 11'9" max x 12'1" max (3.6 max x 3.7 max)



Radiator, laminate floor, dado rail. Upvc double glazed window to front, cornice to ceiling and ceiling rose. Dual fuel fire with marble effect surround and decorative fireplace. Telephone point, cable point and 'Hive' room stat.

Dining Room 11'7" x 14'11" (3.55 x 4.55)



Two radiators, tiled floor and Upvc double glazed window to rear. Media wall with storage cupboards to each alcove with plumbing for washing machine, space for dryer and 'Ideal' condensing combi boiler. Usb socket, understairs storage housing the electric meter and fusebox. Opening to kitchen;

Kitchen 5'8" x 13'11" (1.75 x 4.25)



Having a range of wall and base units with laminate worktop. Part wood paneled and part upvc walls and upvc ceiling. Stainless steel sink and drainer, plumbing for dishwasher, electric oven, four ring gas hob and glass splashback with extractor hood above. Space for fridge/freezer, laminate floor and radiator. Upvc double glazed window and composite obscure double glazed door to rear.

First Floor

Landing

Laminate floor, two storage cupboards over the stairs and doors to shower room and bedrooms;

Bedroom One 12'1" max x 15'1" max (3.7 max x 4.6 max)



Double bedroom with radiator, feature fireplace and hanging rails to one alcove. Upvc double glazed window to front.

Bedroom Two 9'0" x 11'9" (2.75 x 3.6)



Double bedroom with laminate floor, radiator and loft hatch. Upvc double glazed window to rear and built in wardrobe with sliding mirrored doors.

Shower Room 5'6" x 8'8" (1.7 x 2.65)



Four piece suite comprising low flush w/c, two sinks with vanity units and shower/sauna with mains shower and waterfall shower. Tiled floor, tiled walls and Upvc ceiling. Spotlights, Upvc obscure double glazed window to rear, built in shelving and electric shaver point.

External



Pebbled garden to front. Patio garden to rear with outhouse and door to garage.

Garage

Electric remote controlled roller door. Power and light.

Parking

Garage provides off road parking. Further on street parking available.

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.

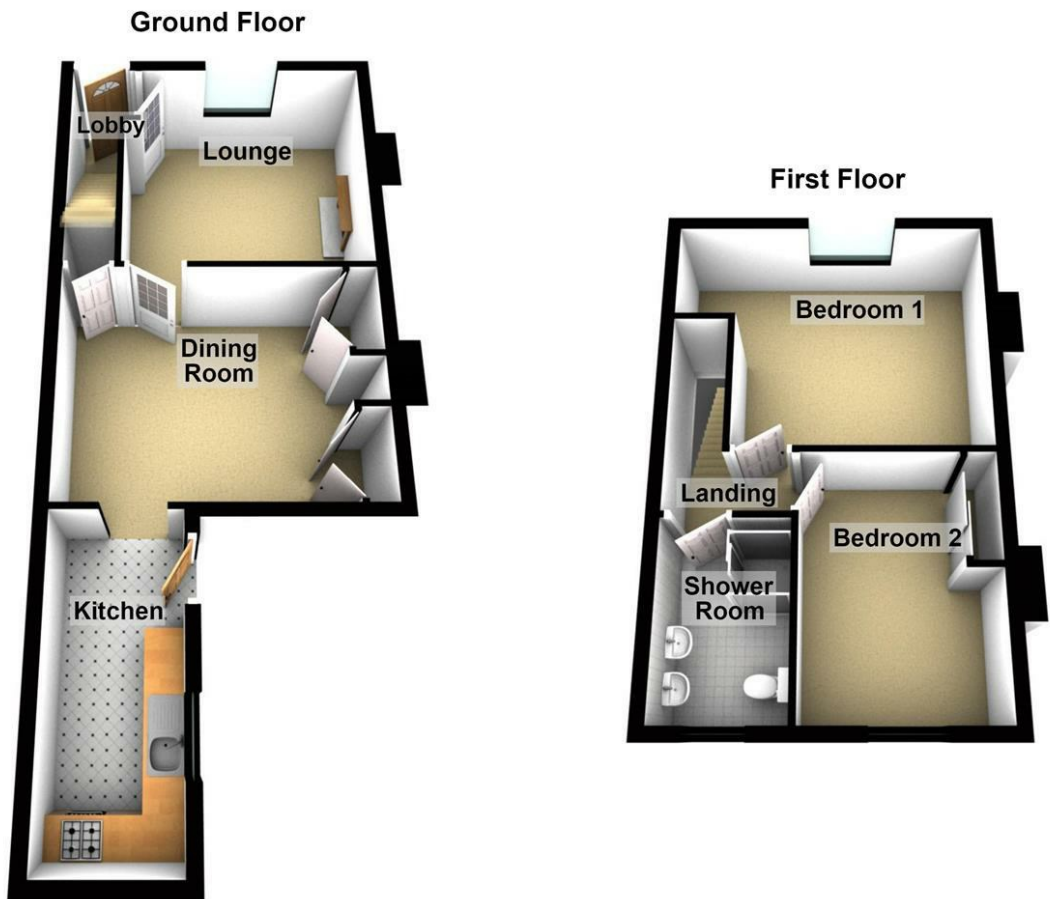
Boundaries & Ownerships

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.

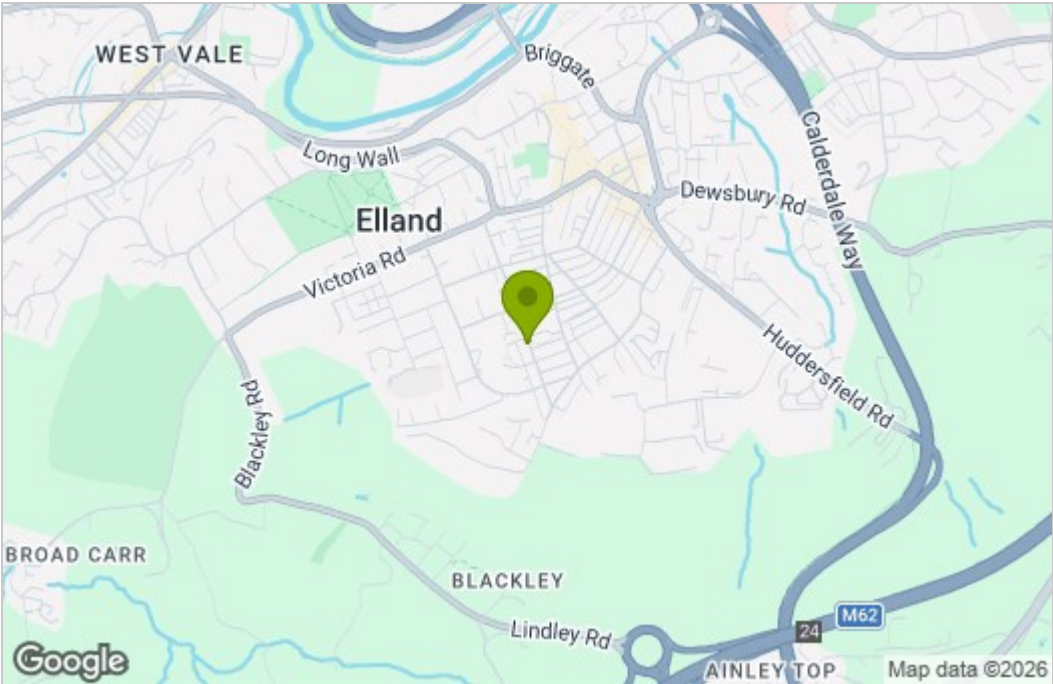
Mortgages

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.

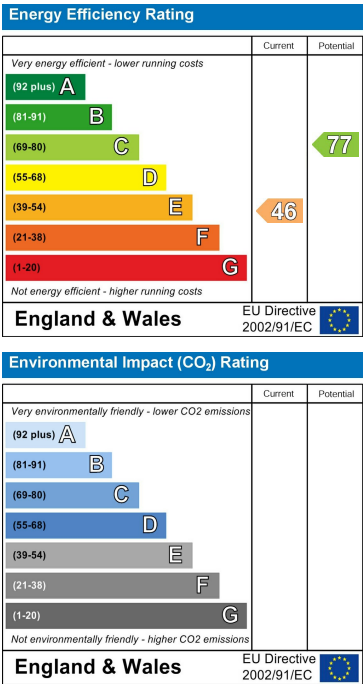
Floor Plan



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.