







5 South Lane Gardens, Elland, HX5 0HS

£220,000

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached bungalow in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge, dining room, kitchen, conservatory, bedroom and bathroom. Further bedroom to first floor. Gardens front and rear. Driveway provides off road parking. Garage to rear. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby



Upvc obscure double glazed door to front, coving to ceiling, door to bedroom and opening to lounge;

Lounge 11'3" max x 12'3" max (3.45 max x 3.75 max)




Radiator, Upvc double glazed window to front, wall lights and t.v. aerial lead. Door to dining room;

Dining Room 11'5" x 15'8" (3.5 x 4.8)






Radiator, mobile room stat, wall lights and telephone point. Two Upvc double glazed windows to rear, staircase access to first floor and door to bathroom and opening to kitchen;

Kitchen 9'0" x 11'1" (2.75 x 3.4)




Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated 'Bosch' fridge and freezer, electric 'Bosch' oven and four ring 'Bosch' gas hob with extractor hood above. Plumbing for washing machine and dishwasher, stainless steel sink and drainer and door to conservatory;

Conservatory 8'10" x 13'7" (2.7 x 4.15)




Radiator, wall lights, Upvc double glazed windows and French doors to rear.

Bedroom One 10'9" max x 12'5" max (3.3 max x 3.8 max)





Double bedroom with radiator, dado rail and coving to ceiling. Upvc double glazed window to front, fitted wardrobes and drawers.

Bathroom 7'4" x 8'10" (2.25 x 2.7)



Four piece suite comprising low flush w.c. sink with vanity unit corner bath with mixer shower and corner shower unit with mains and waterfall shower. Two radiators, shower walls and tiled walls, extractor fan and electric shaver point. Mirror with light and Upvc obscure double glazed window to rear.

First Floor

Attic Bedroom Two







Two radiators and wooden double glazed velux window

External



Pebbled garden and driveway to front. Patio and lawn garden to rear. Garage.

Parking
Driveway provides off road parking. Garage to rear.

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

Energy Rating
TBC

Council Tax Band
B

Water
Water Rates

Viewings
Strictly by appointment. Contact Dawson Estates.

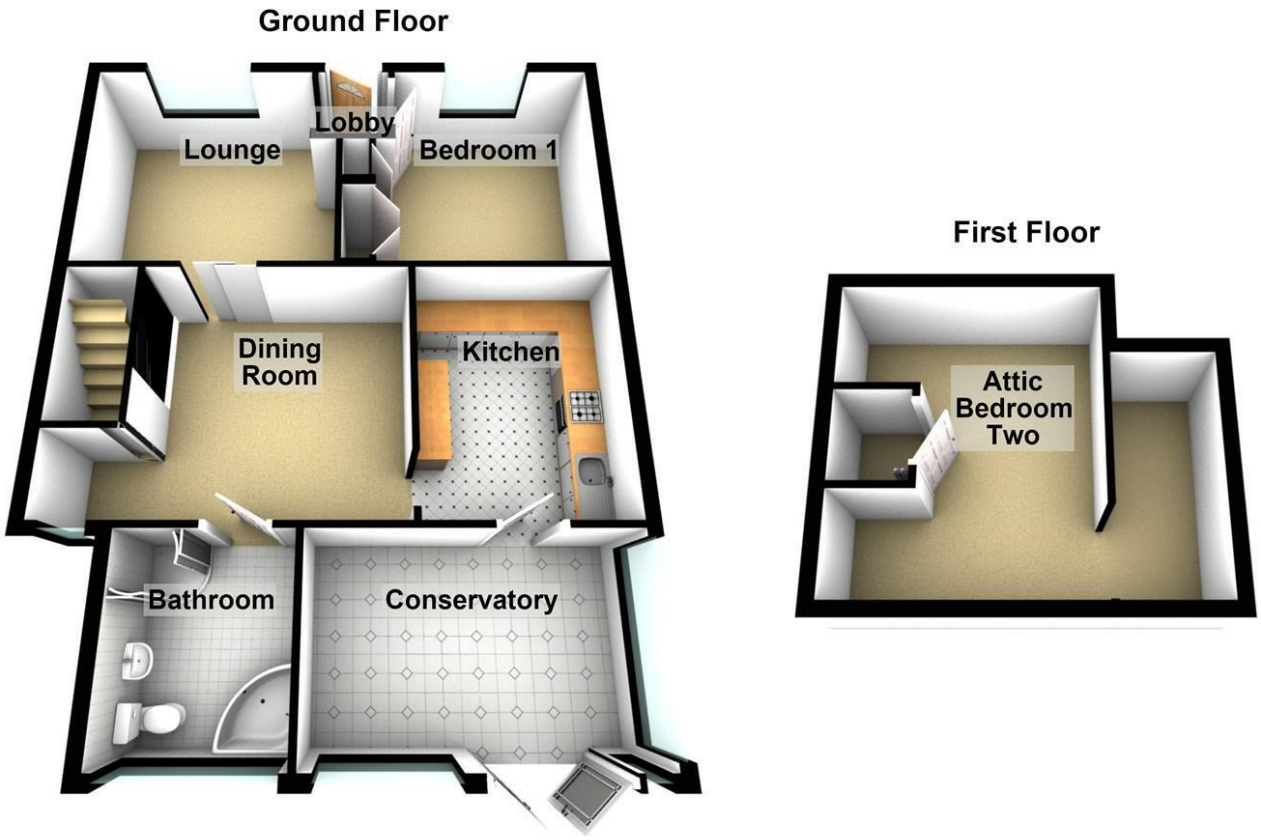
Property to Sell?
Call for a FREE, no obligation valuation.

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

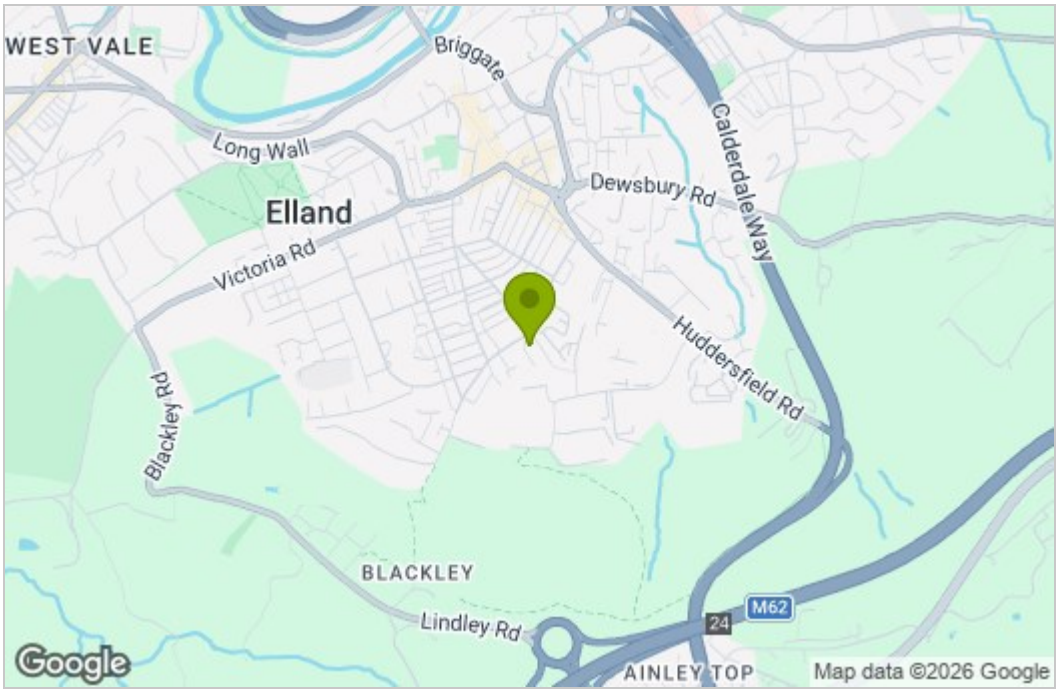
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

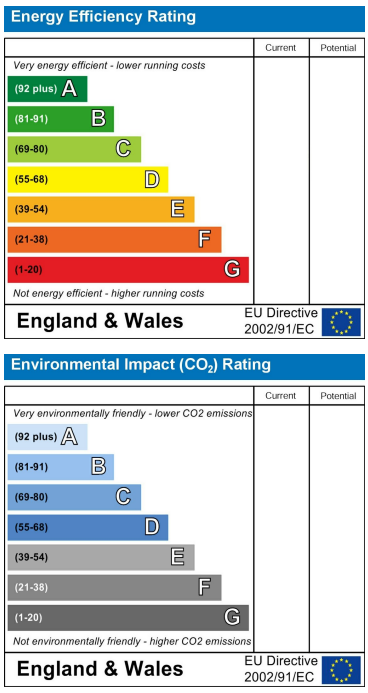
Floor Plan



Area Map



Energy Efficiency Graph



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