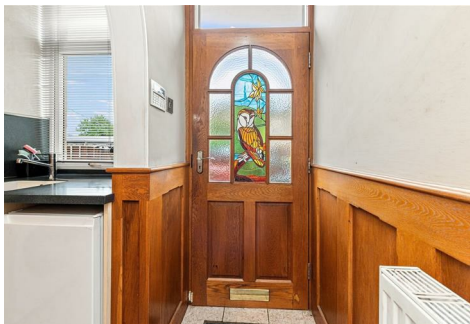




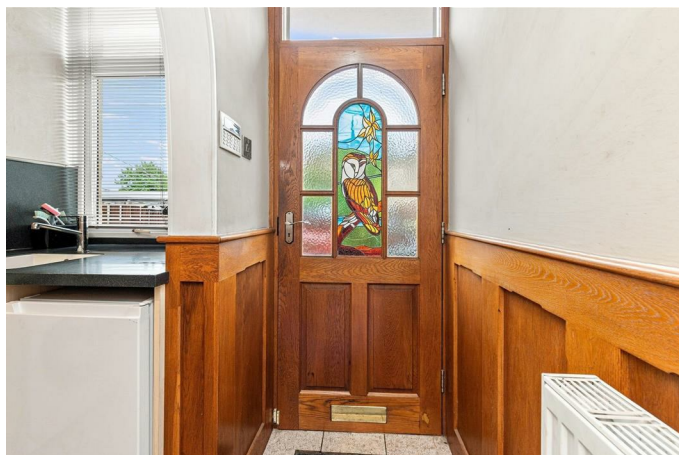
20 George Street, Elland, HX5 0NE

£135,000

Offered FOR SALE is this TWO bedroom stone built enclosed mid terrace on this popular street in Elland. Accommodation comprises; Entrance lobby, lounge, kitchen and cellar. To the first floor; landing, double bedroom and bathroom with four piece suite. To the second floor; attic double bedroom. Enclosed garden to front and on street parking. The property benefits from majority Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buyer house. Viewing essential.

Ground Floor

Entrance Lobby



Wooden obscure single glazed stained glass door and wooden double glazed panel above to front. Radiator, tiled floor and coving to ceiling. Part wood paneled walls and alarm control panel (can be controlled via a fob). Opening to kitchen and door to lounge;

Lounge 14'5" max x 14'9" max (4.4 max x 4.5 max)



Radiator, tiled floor and coving to ceiling. Remote controlled gas fire, spotlights and programmer/room stat. Staircase access to first floor.

Kitchen 4'11" x 11'1" (1.5 x 3.4)



Having a range of wall and base units with laminate worktop and splashbacks. Integrated electric double oven, microwave, four ring gas hob with glass splashback and extractor hood above. Plumbing for washing machine, dishwasher, tiled floor and fully tiled walls. Underfloor heating, space for under counter fridge, sink and Upvc double glazed window to front. Wood paneled ceiling and spotlights.

Lower Ground Floor

Cellar

Having power and light. Fusebox, gas and electric meters.

First Floor

Landing



Radiator, coving to ceiling and alarm control panel (controlled via a fob). Staircase access to second floor and doors to bathroom and bedroom;

Bedroom One 10'4" x 15'1" (3.15 x 4.6)



Double bedroom with radiator, dressing table and bedside cabinets and fitted wardrobes with lights. Upvc double glazed window to front.

Bathroom 7'6" x 9'0" (2.3 x 2.75)



Four piece suite comprising corner low flush w.c., pedestal wash basin, bath with jets and walk in double shower with mains shower and waterfall shower. Slate floor, tiled walls, laminate ceiling and spotlights. Extractor fan and Upvc obscure double glazed window to front.

Second Floor

Attic Bedroom Two 9'10" x 18'0" (3 x 5.5)



Double bedroom with radiator, programmer/room stat and two double glazed velux windows. Undereaves storage, fitted cupboards and shelves.

External



Enclosed patio garden.

Parking

On street 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.

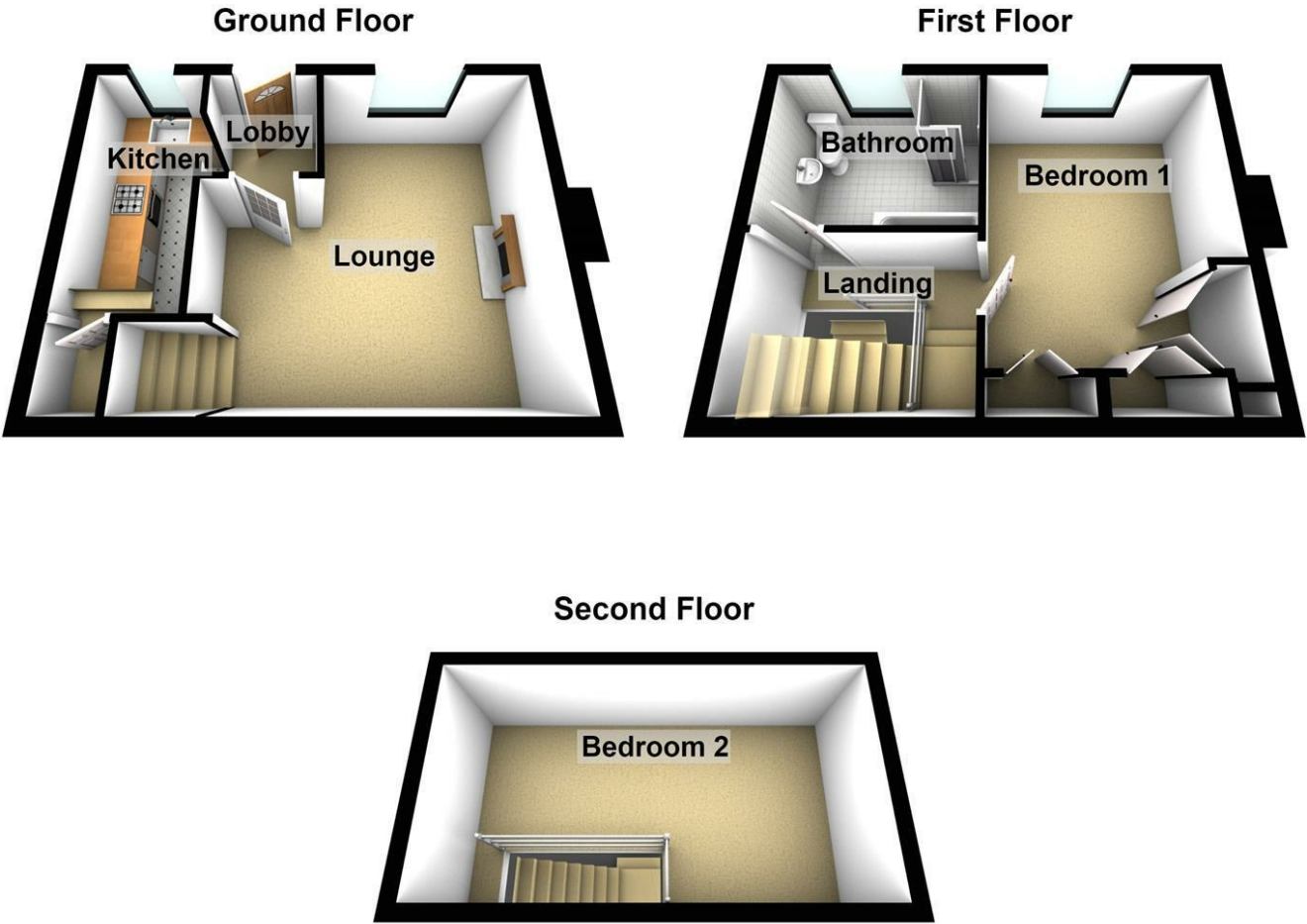
Boundaries & Ownerships

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.

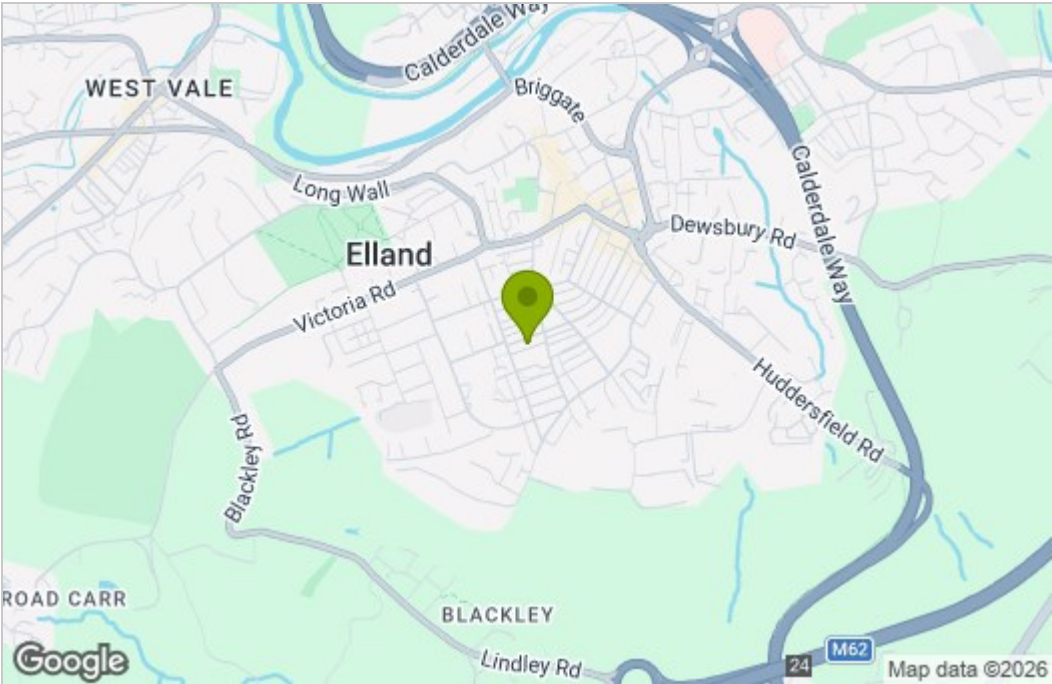
Mortgages

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.**

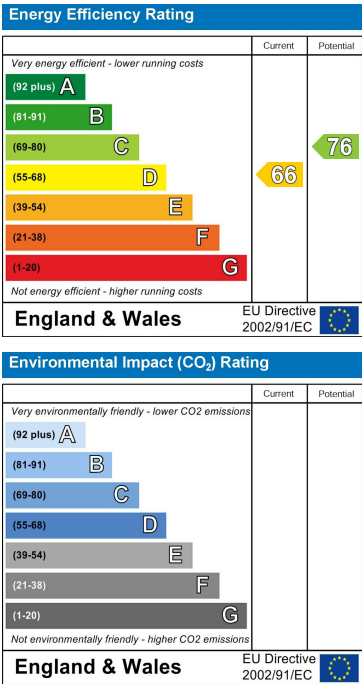
Floor Plan



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.