



42 Beech Street, Elland, HX5 0EY

**£84,995**

Offered FOR SALE with NO CHAIN is this TWO bedroom stone built enclosed mid terrace in the heart of Elland. Accommodation comprises; Entrance lobby, lounge and kitchen. Cellar. To the first floor; landing, two bedrooms and bathroom. Garden and on street parking in the vicinity. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy or investment property. Viewing essential.

## Ground Floor

### Entrance Lobby

Obscure double glazed door with Upvc obscure double glazed panel above to front. Opening to kitchen and lounge;

### Lounge 12'5" max x 13'9" max (3.8 max x 4.2 max)



Upvc double glazed window to front, radiator, t.v. aerial lead, telephone point and cable point. Electric fire with decorative fireplace and mobile room stat. Door to staircase access to first floor.

### Kitchen 4'3" x 15'8" (1.3 x 4.8)



Having a range of wall and base units with laminate worktop, stainless steel sink and drainer, electric cooker point and space for fridge/freezer. Tiled floor, Upvc obscure double glazed window to front and door to staircase access to lower ground floor;

## Lower Ground Floor

### Cellar

### First Floor

### Landing

Grab rail and doors to bathroom and bedrooms;

### Bedroom One 7'0" max x 15'8" max (2.15 max x 4.8 max)



Upvc double glazed window to front, loft hatch and radiator.

### Bedroom Two 7'6" max x 15'8" max (2.3 max x 4.8 max)



Upvc double glazed window to front, radiator and bulk head storage cupboard

### Bathroom 4'1" x 9'8" (1.25 x 2.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to front

## External



Lawn garden to front

## Parking

On street parking in the vicinity (permit and non permit)

## Tenure

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

## Energy Rating

E

## Council Tax Band

A

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

## Solicitors

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

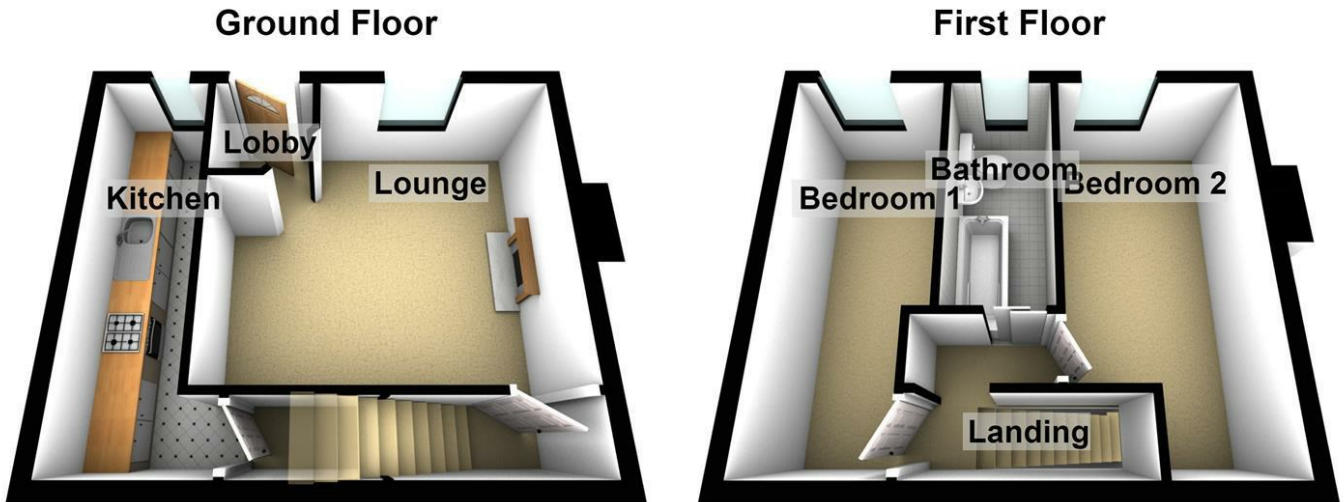
## Boundaries & Ownerships

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.

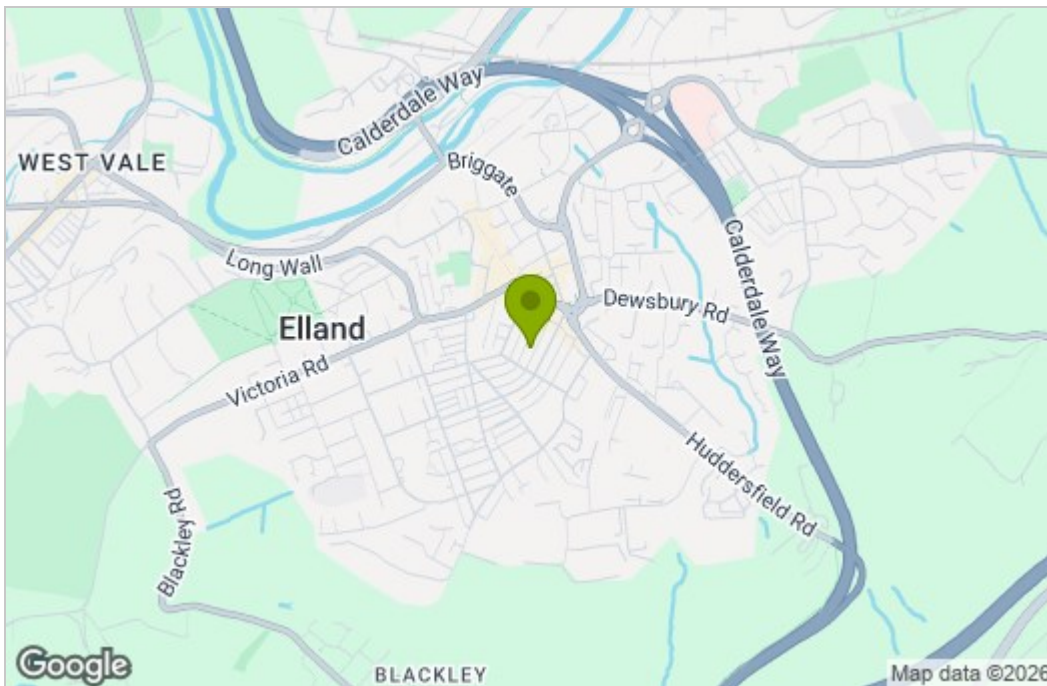
## Mortgages

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.

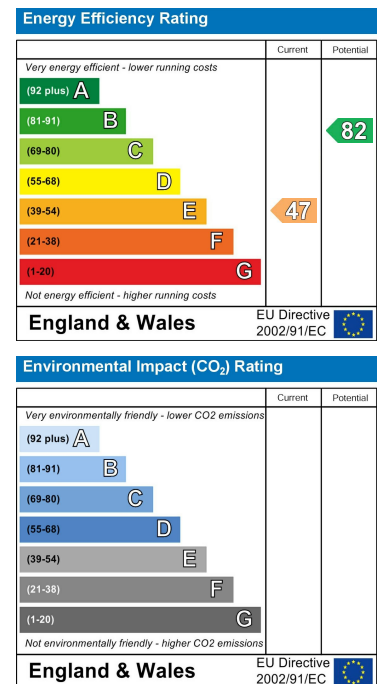
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.