



65 Elizabeth Street, Elland, HX5 0JH

£150,000

Offered FOR SALE is this deceptively spacious THREE bedroom stone built mid terrace in the heart of Elland. Accommodation comprises; Entrance lobby, lounge, dining room and dining kitchen. Cellar. To the first floor; landing, three double bedrooms and bathroom. Potential to convert cellar and attic space. Gardens front and rear . On street parking. The property has the benefit of gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby 5'6" x 5'8" (1.7 x 1.75)

Wooden door with single glazed obscure panel above to front. T.v. aerial lead and door to lounge;

Lounge 14'5" max x 14'11" max (4.4 max x 4.55 max)



Radiator, telephone point and single glazed window to front. Gas fire with marble base and fireplace and tiled surround. Door to staircase access to first floor and door to kitchen/diner;

Kitchen/Diner 10'7" x 23'11" (3.25 x 7.3)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and space for fridge/freezer. Four ring gas hob, extractor hood above and electric oven and grill. Wooden door with cat flap and single glazed panel above and single glazed window to rear. 'Worcester' wall mounted condensing combi boiler (fitted approx. 2021), radiator and breakfast bar. Doors to staircase access to lower ground floor and dining room;

Dining Room 10'4" x 11'3" (3.15 x 3.45)



Radiator and Upvc double glazed window to front.

Lower Ground Floor

Cellar



Single glazed window to front. Gas meter, electric meter, fusebox (fitted approx. 2021) and stop tap

First Floor

Landing

Doors to bathroom and bedrooms;

Bedroom One 14'7" x 14'11" (4.45 x 4.55)



Double bedroom with radiator, gas fire and fitted drawers to one alcove. Single glazed window to front and built in wardrobe over the stairs with hooks and shelf.

Bedroom Two 10'5" x 14'11" (3.2 x 4.55)



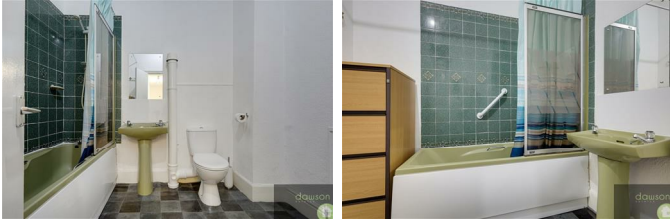
Double bedroom with radiator and single glazed window to rear.

Bedroom Three 10'4" max x 14'7" max (3.15 max x 4.45 max)



Double bedroom with radiator, t.v. aerial lead and triple glazed window to front.

Bathroom 7'4" x 8'6" (2.25 x 2.6)



Three piece suite with low flush w.c. pedestal wash basin and bath with electric shower, grab rail and glass shower screen. Radiator, part tiled walls and extractor fan. Loft hatch. Velux window in loft space (fitted approx. 2021).

External



To the front is an enclosed yard. To the rear is an enclosed patio with security light.

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.

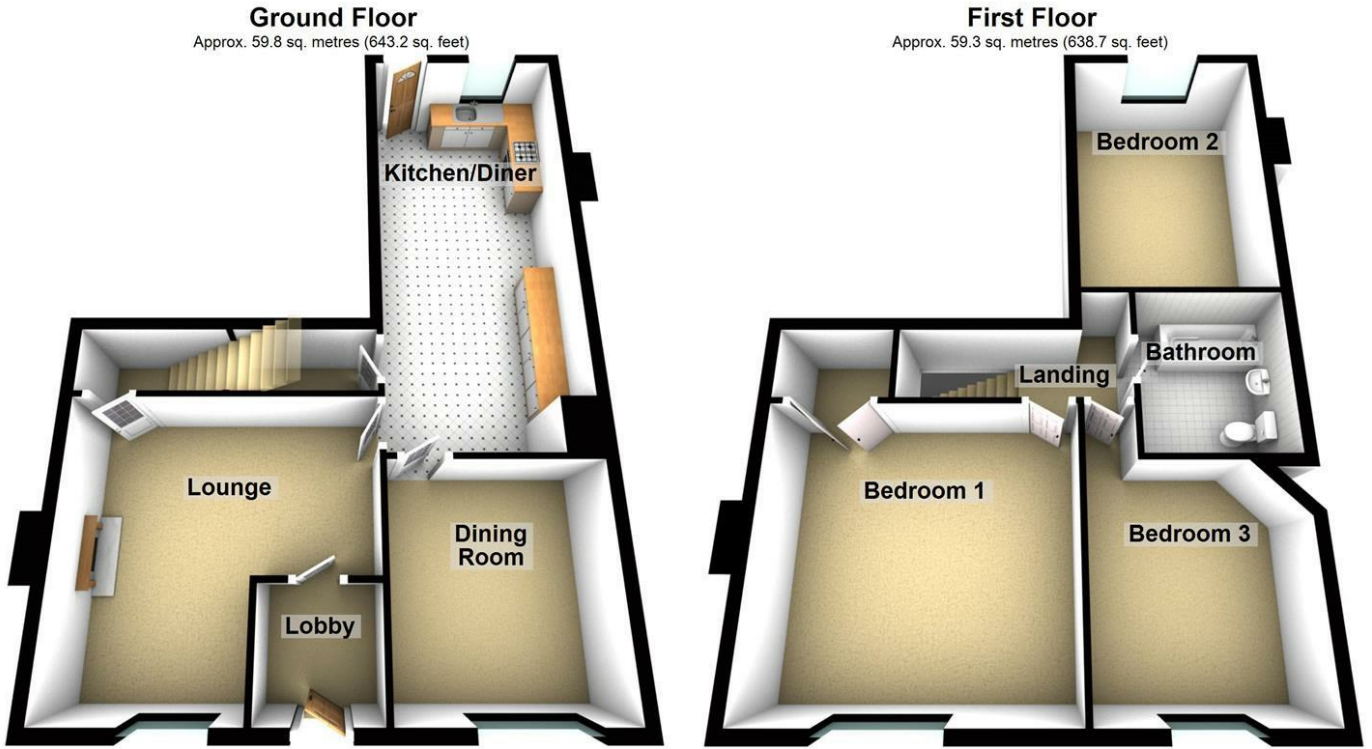
Boundaries & Ownerships

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

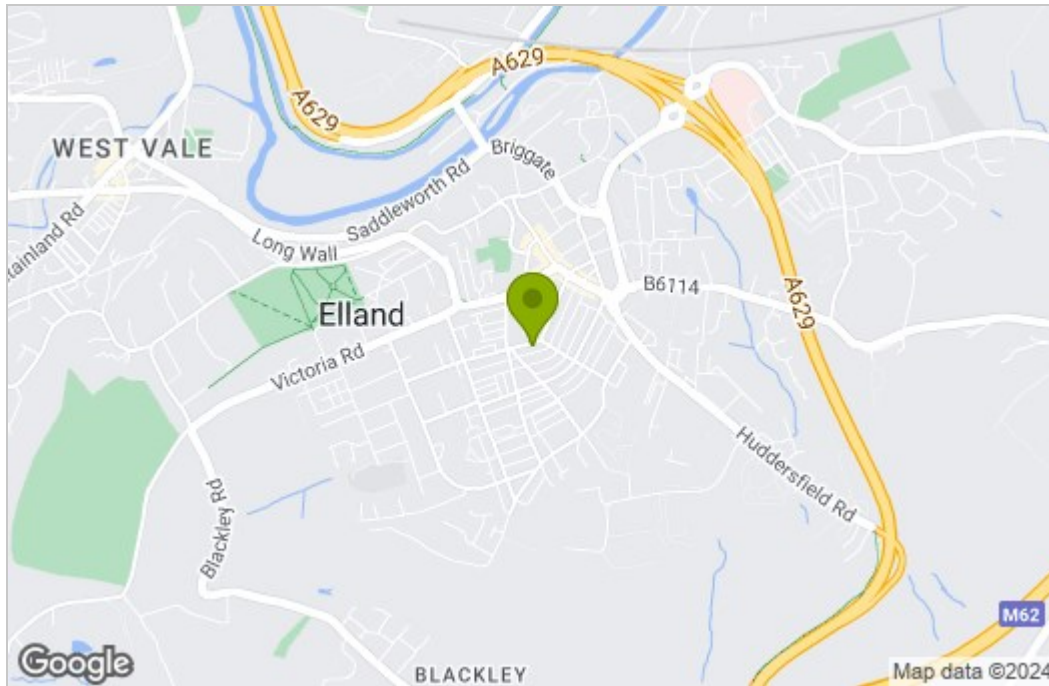
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Total area: approx. 119.1 sq. metres (1281.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.