



48 Langdale Street, Elland, HX5 0JL

**£97,500**

Offered FOR SALE with NO CHAIN is this THREE bedroom mid terrace in central Elland, close to the amenities of Elland town centre, transport links and access to the M62 motorway network. Accommodation comprises; Open plan lounge/kitchen, cellar, double bedroom, occasional room and bathroom. Two further double attic bedrooms. The property has the benefit of majority Upvc double glazing and gas central heating. Yard to front and on street permit parking. Ideal for a first time buyer or investor. Viewing essential.

## Ground Floor

### Lounge/Kitchen



Wooden door with single glazed panel above, wooden single glazed window and Upvc double glazed window to front. Wall mounted 'Vokera' condensing combi boiler. Range of wall and base units with laminate worktop and splashback. Stainless steel one and a half sink and drainer, 'Zanussi' electric oven, four ring gas hob. Space for under counter fridge, tiled floor and gas meter. Cornice to ceiling, room stat/programmer and radiator. Gas fire with tiled fireplace, cable point, telephone point and t.v. aerial leads. Doors to staircase access to first floor and hall;

### Hall

Wooden door with single glazed panel above to rear (access only)

### Lower Ground Floor

### Cellar

Tiled floor, radiator and shelving. Fusebox, electric meter and base unit with stainless steel sink and drainer and plumbing for washing machine. Tap, power and light.

### First Floor

### Landing

Radiator, opening to staircase access to second floor and doors to bathroom, occasional room and bedroom;

### Bedroom One 10'2" x 10'11" (3.1 x 3.35)



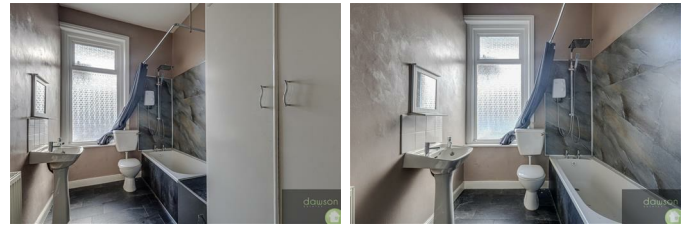
Double bedroom with original fireplace, radiator and Upvc double glazed window to front. Built in wardrobes and storage cupboards.

### Occasional Room 4'11" x 8'2" (1.5 x 2.5)



Natural light from bedroom one, radiator and coat hooks.

### Bathroom 6'6" x 10'11" (2 x 3.35)



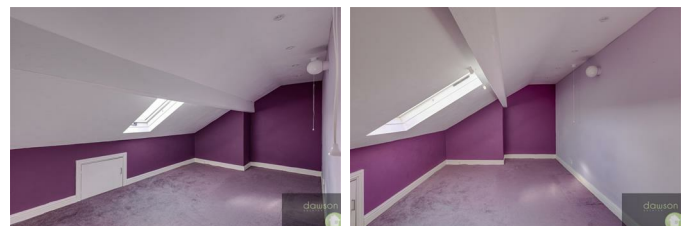
Three piece suite comprising low flush w.c. pedestal wash basin with tiled splashback and bath with 'Triton' electric waterfall and mixer shower. Laminate floor, radiator and part shower walls. Wooden obscure single glazed window to front and storage cupboard.

### Second Floor

### Landing

Doors to bedrooms;

### Bedroom Two 9'0" x 17'0" (2.75 x 5.2)



Double bedroom with wall light, spot lights and radiator. Undereaves storage, wooden double glazed velux window and beam to ceiling.

### Bedroom Three 10'5" max x 17'0" max (3.2 max x 5.2 max)



Double bedroom with radiator, spotlights and beam to ceiling. Undereaves storage, t.v. point, wall light and wooden double glazed velux window.

### External



Enclosed yard with artificial grass.

### Parking

On street permit parking.

### 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?

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

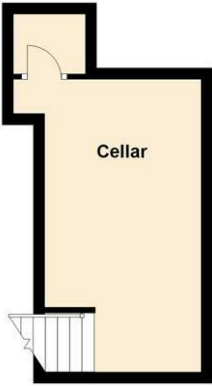
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

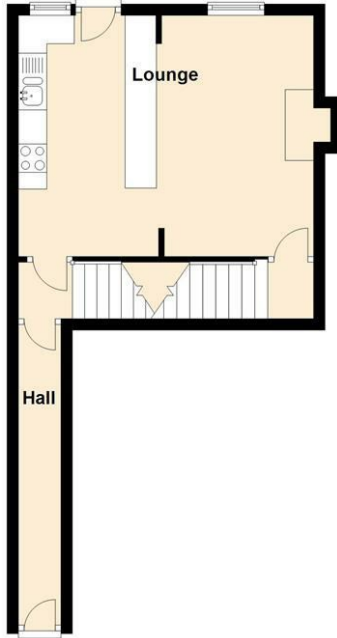
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

# Floor Plan

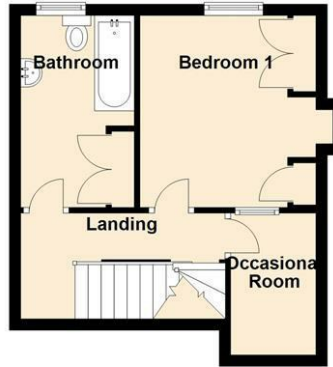
**Lower Ground Floor**  
Approx. 16.0 sq. metres (171.8 sq. feet)



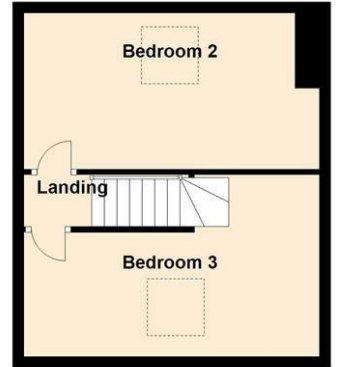
**Ground Floor**  
Approx. 31.8 sq. metres (342.5 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (307.8 sq. feet)



**Second Floor**  
Approx. 31.4 sq. metres (338.4 sq. feet)

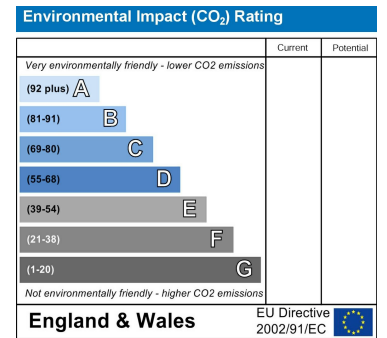
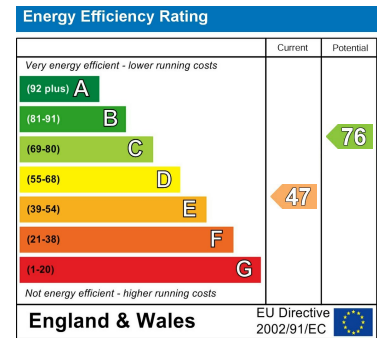


Total area: approx. 107.8 sq. metres (1160.5 sq. feet)

# 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.