

45 Huddersfield Road, Elland, HX5 9AH
Offers In The Region Of £175,000

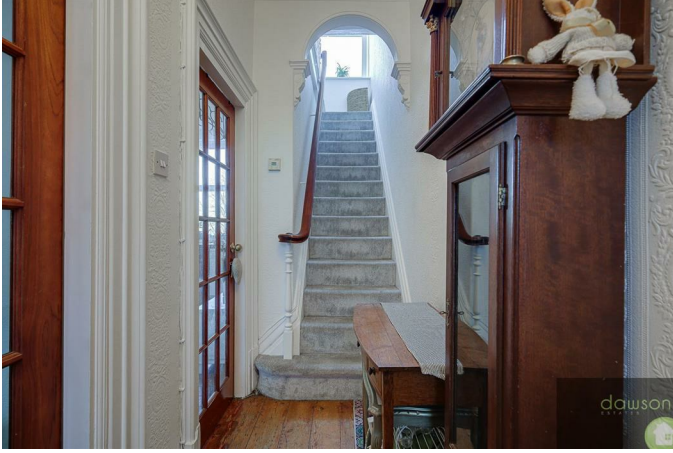
Offered FOR SALE is this deceptively spacious stone built mid terrace in central Elland. Accommodation comprises; Entrance lobby, hallway, lounge and dining kitchen. To the lower ground floor; garage and two cellar rooms (ripe for conversion). To the first floor; landing, two double bedrooms and four piece bathroom. To the second floor is a double attic bedroom. Enclosed yard to front and driveway to rear providing off road parking. The amenities of Elland town centre are on the doorstep as well as public transport links and access to the M62 motorway network. The property benefits from majority Upvc double glazing, security alarm system and gas central heating. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed stained glass door with Upvc obscure double glazed panel above to front and tiled floor. Upvc obscure double glazed door leads to hallway;

Hallway



Radiator, room stat/programmer and floorboards. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 13'3" x 14'2" (4.04 x 4.34)



Upvc double glazed leaded effect window to front, radiator and telephone point. Cornice to ceiling, ceiling rose and living flame gas fire with marble effect surround and decorative fireplace. Opening to dining kitchen;

Dining Kitchen 14'0" max x 14'11" (4.27 max x 4.57)



Having a range of base units with laminate worktop and tiled splashbacks. Integrated 'Beko' electric oven, 'Beko' four ring gas hob and sink and drainer. Space for fridge/freezer and plumbing for dishwasher. Upvc double glazed window to rear, floorboards and radiator. Gas fire, wall lights, picture rail and mobile room stat. Door to rear lobby;

Rear Lobby

Laminate parquet effect floor, Upvc obscure double glazed door and Upvc obscure double glazed panel above to rear. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellars

Stone flagged floors, two single glazed obscure windows to front, electric meter and fusebox. One of the old coal holes houses the gas meter and water meter. Plumbing for washing machine.

Garage 12'11" x 15'3" (3.96 x 4.65)

Up and over electric door, understairs storage with Upvc door to rear and radiator. Original cast iron range, wall mounted 'BAXI' combi boiler and storage cupboards to each alcove. Sink, power, light and water.

First Floor

Landing



Radiator, Upvc double glazed window to rear and doors to staircase access to second floor, bathroom and bedrooms;

Bedroom Two 10'5" to robes x 15'3" (3.2 to robes x 4.65)



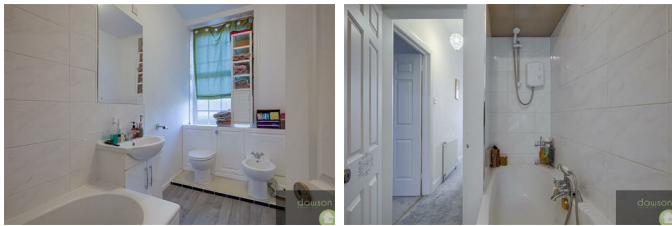
Double bedroom with radiator, Upvc double glazed window to rear and t.v. point. Fitted wardrobes with sliding mirrored doors to each alcove.

Bedroom Three 10'11" to robes x 13'3" (3.35 to robes x 4.04)



Double bedroom with radiator, Upvc double glazed leaded effect window to front and fitted wardrobes to each alcove.

Bathroom 5'2" max x 9'2" max (1.6 max x 2.8 max)



Four piece suite comprising low flush w.c. sink with vanity unit, bidet and bath with 'Triton' electric shower above. Chrome heated towel radiator, part tiled walls and Upvc obscure double glazed leaded effect window to front.

Attic Bedroom One 16'6" x 19'5" (5.03 x 5.94)



Double bedroom with radiator, undereaves storage and two wooden double glazed velux windows.

External



Enclosed yard to front and driveway to rear.

Parking

Driveway and garage provides off road parking

Directions

From Dawson Estates turn left onto Southgate and right onto Town Hall Street. Turn left onto Huddersfield Road and the property will be found on the right hand side.

Tenure

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

Water

Water meter

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.

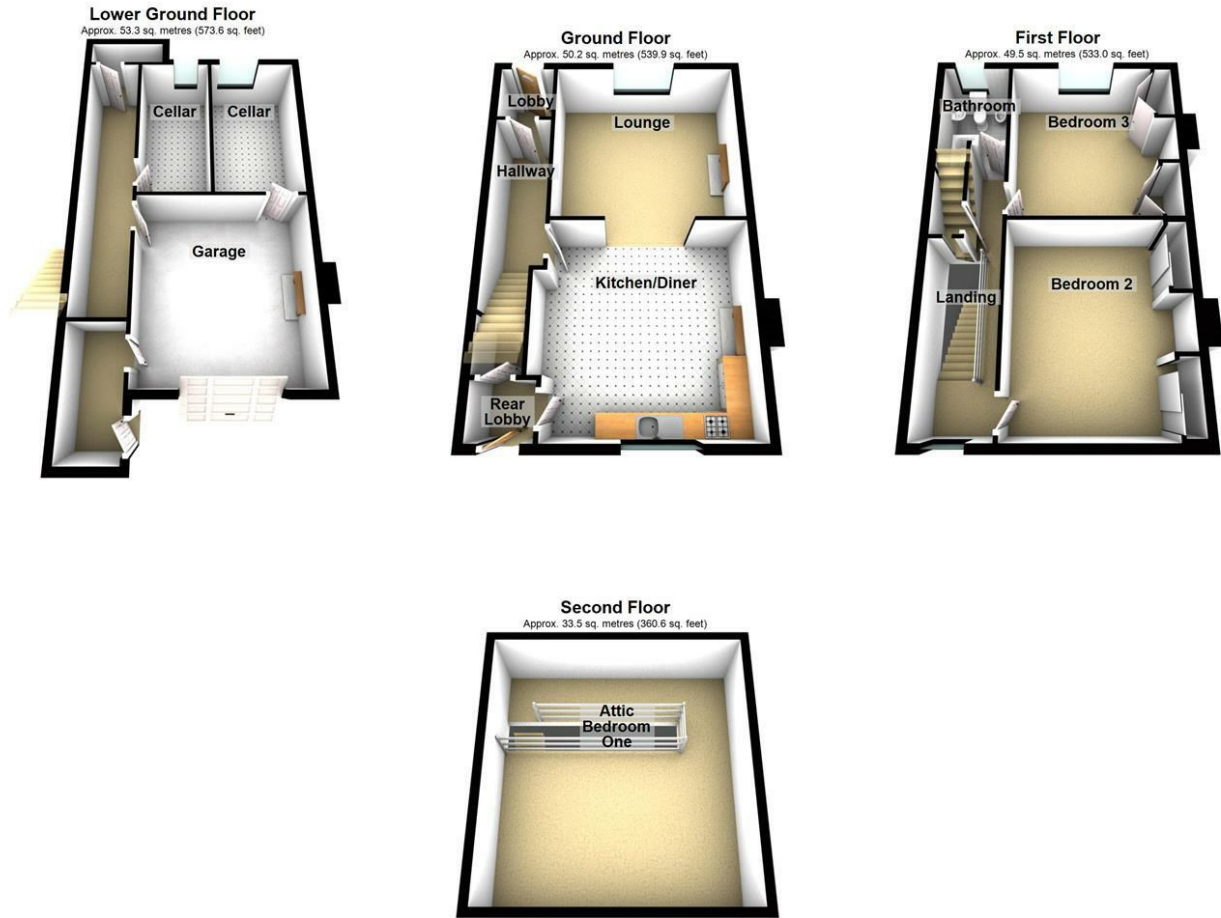
Boundaries & Ownerships

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

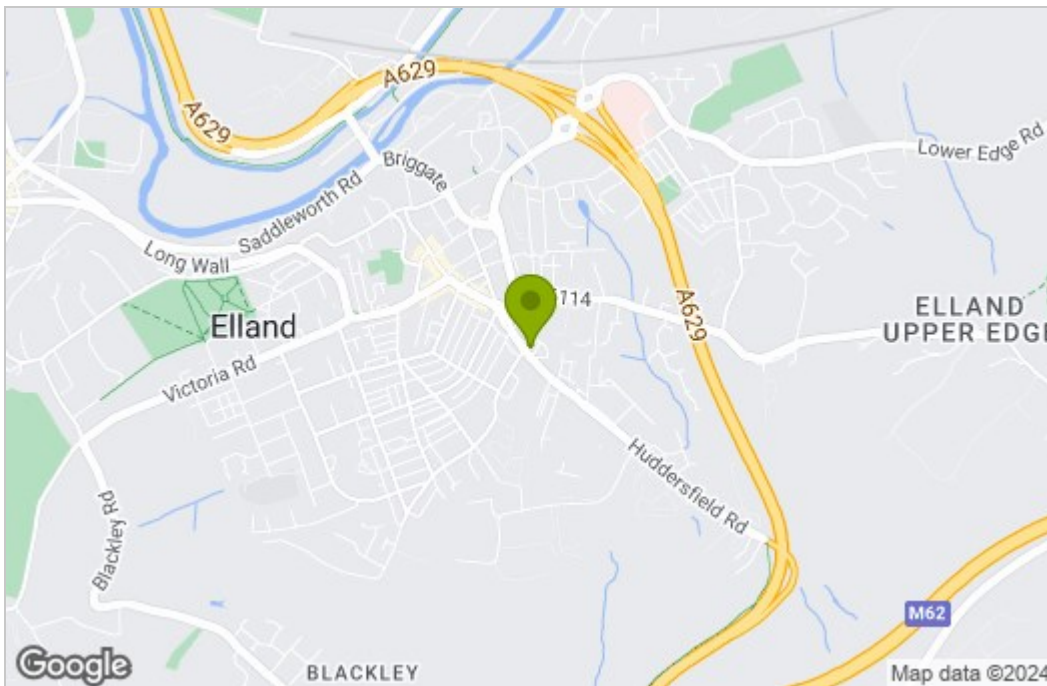
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

Floor Plan

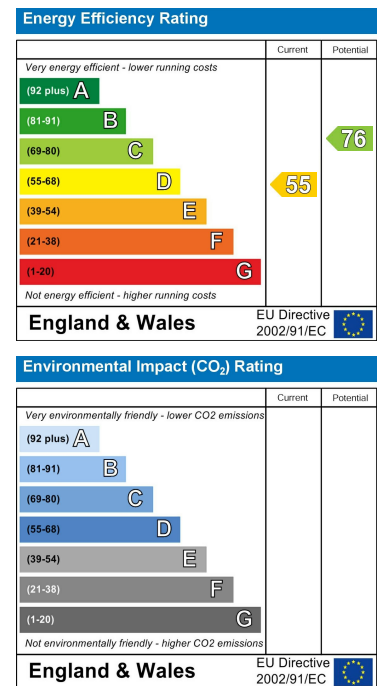


Total area: approx. 186.5 sq. metres (2007.1 sq. feet)

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.