



9 Ainley Street, Elland, HX5 0AJ

£132,500

Offered FOR SALE is this newly refurbished THREE bedroom stone built mid terrace in Elland. Accommodation comprises; Entrance lobby, spacious lounge, kitchen and cellar. To the first floor; landing, two bedrooms and bathroom. To the second floor; attic bedroom. Pave line frontage and small yard to rear. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. NO CHAIN.

Ground Floor

Entrance Lobby

Upvc obscure double glazed stained glass door with Upvc obscure double glazed panel above to front, radiator, laminate floor and staircase access to first floor. Door to lounge;

Lounge 13'5" x 14'0" (4.09 x 4.27)



Upvc double glazed window to front and radiator. Doors to staircase access to lower ground floor and kitchen;

Kitchen 7'8" x 10'3" (2.34 x 3.14)



Having wall and base units with laminate worktop and tiled splashback. Stainless steel sink and drainer, plumbing for washing machine and space for fridge/freezer. Integrated 'Beko' electric oven and grill and 'Beko' four ring electric hob with extractor hood above. Radiator, Upvc double glazed window and Upvc obscure double glazed door and panel above to rear.

Lower Ground Floor

Cellar 4'11" x 16'10" (1.5 x 5.15)

Housing the fusebox, gas, electric and water meters. Single glazed window to front and stop tap.

First Floor

Landing

Wall mounted electric panel heater and doors to staircase access to second floor, bathroom and bedrooms;

Bedroom One 10'6" x 10'11" (3.21 x 3.35)



Double bedroom with radiator, Upvc double glazed window to front, decorative feature fireplace and built in wardrobe.

Bedroom Two 7'8" x 10'4" (2.35 x 3.17)



Single bedroom with decorative feature fireplace, radiator and Upvc double glazed window to rear.

Bathroom 5'9" x 7'10" (1.77 x 2.39)



Three piece white suite comprising low flush w.c. sink with vanity unit and bath with mains shower over. Part tiled walls, extractor fan and Upvc obscure double glazed window to front. Built in storage cupboard, spotlights and Upvc ceiling. Chrome heated towel radiator.

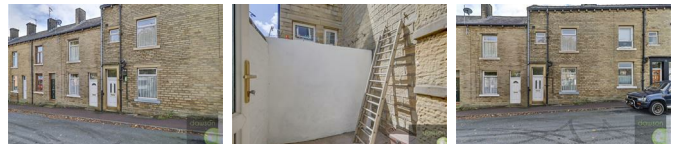
Second Floor

Attic Bedroom 13'5" x 16'8" (4.1 x 5.1)



Double bedroom with Upvc double glazed window to rear, decorative feature fireplace and beam to ceiling Undereaves storage.

External



Paveline frontage and small enclosed yard to rear.

Parking

On street parking

Tenure

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

Energy Rating

D

Council Tax Band

A

Water

Water Meter

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.

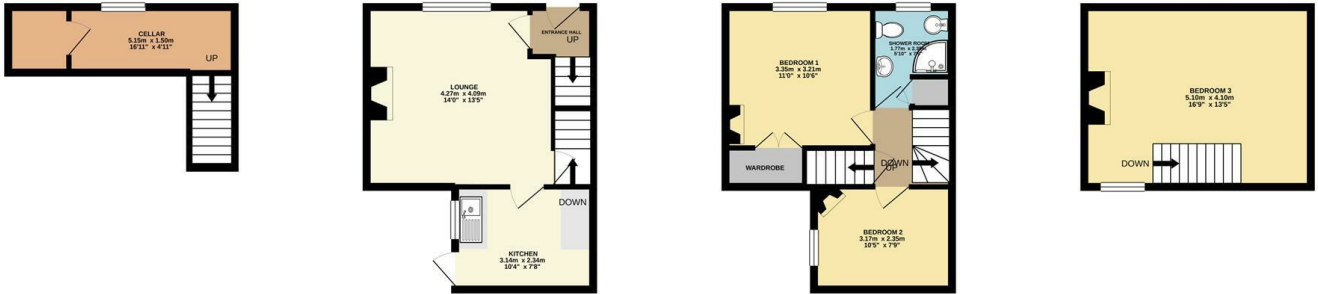
Boundaries & Ownerships

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

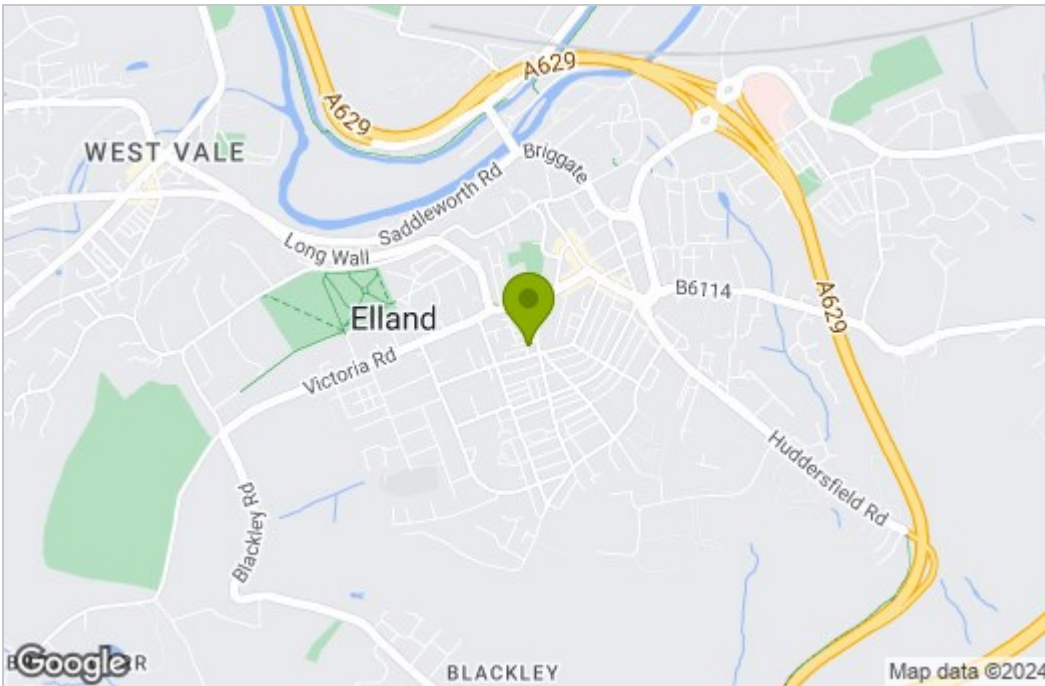
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Floor Plan

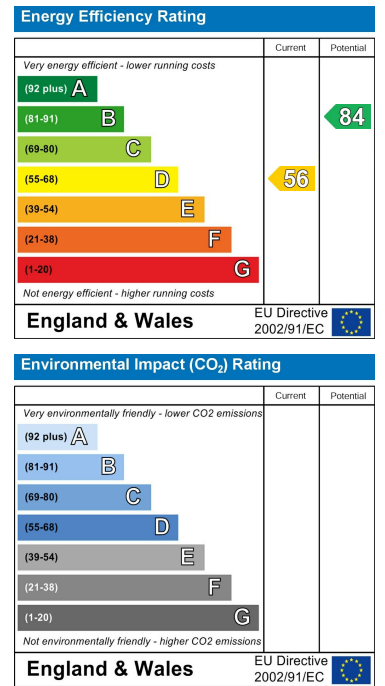


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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