



46 Elizabeth Street, Elland, HX5 0LD

**£99,500**

Offered FOR SALE with NO CHAIN is this two bedroom stone built mid terrace in central Elland. Accommodation comprises; Lounge and kitchen, cellar. To the first floor; landing, two bedrooms and bathroom. Garden to the front and 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. Ideal for the first time buyer or property investor. Viewing essential.

REPAYMENTS ON A MORTGAGE OR OTHER  
LOAN SECURED ON IT.

### **Lounge 15'0 x 15'0 (4.57m x 4.57m)**

Access via uPVC entrance door, Adams style fire place with inset electric fire, window to front, central heating radiator.

### **Kitchen 14'11" x 6'6" (4.56 x 2.00)**

uPVC door and window to rear. Base units with inset stainless steel sink unit and tiled splash back to the working surfaces, wall mounted central heating boiler, plumbing for automatic washing machine.

### **Bedroom 1 14'11" x 12'1" (4.56 x 3.70)**

uPVC window, radiator and built in cupboard providing storage.

### **Bedroom 2 6'5" x 9'3" (1.98 x 2.84)**

Upvc window and radiator.

### **Bathroom**

With walk in double shower area and electric shower, vanity wash basin and low flush wc. Window and radiator.

### **External**

Small yard to front and rear.

### **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 on 01422 370320.

### **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.

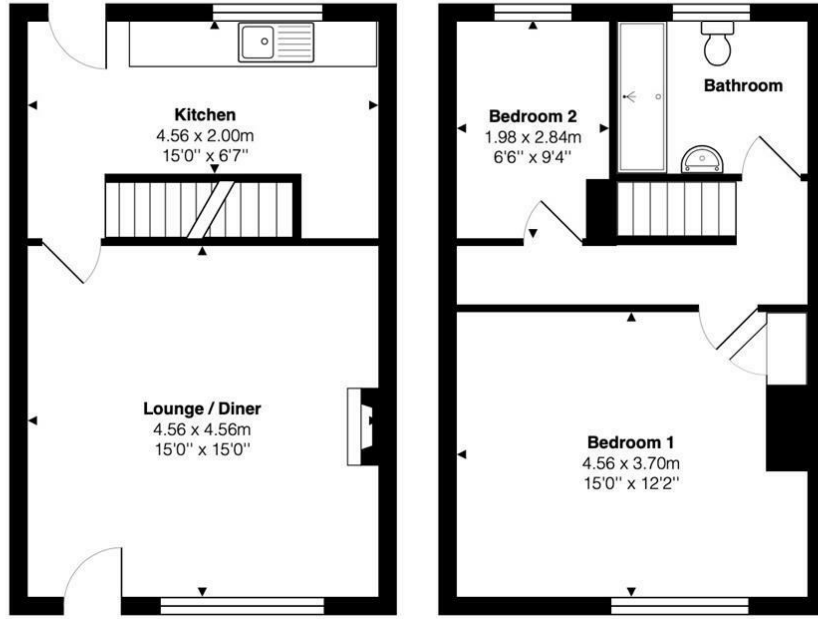
### **Boundaries & Ownerships**

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

## Floor Plan



### Elizabeth Street, Elland, HX5 0LD

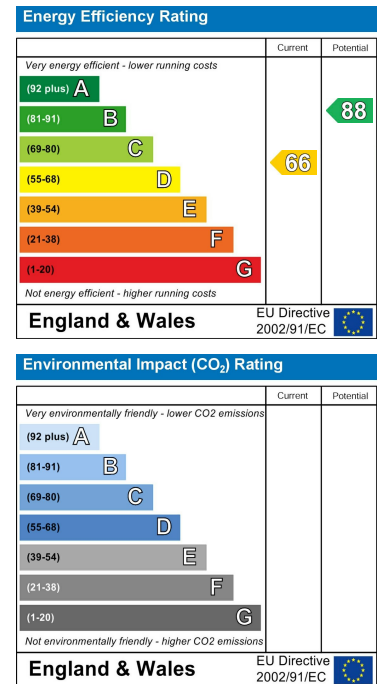
Total Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

## 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.