



1 Myrtle Road, Elland, HX5 0HU

**Offers Over £105,000**

Offered FOR SALE with NO CHAIN is this TWO bedroom end terrace property on this popular street in Elland. Accommodation comprises; Lobby, spacious living room, kitchen with breakfast bar. To the first floor; landing, two bedrooms and bathroom. Gardens front and 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. Ideal first time buy. Viewing essential.



## Ground Floor

### Entrance Lobby

Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Door to lounge;

### Lounge 14'5" max x 14'9" max (4.4 max x 4.5 max)



Radiator, wall light and picture rail. Gas fire, cable point, t.v. aerial lead and two telephone points. Upvc double glazed window to front.

### Breakfast Kitchen 7'2" max x 15'1" max (2.2 max x 4.6 max)



Having a range of wall and base units with laminate worktop and laminate splashback. Plumbing for washing machine, stainless steel one and a half sink and drainer and 'Glow-worm' wall mounted condensing combi boiler with programmer. Gas cooker point with 'Bosch' stainless steel extractor hood above. Radiator, space for fridge/freezer and breakfast bar. Upvc double glazed window and Upvc obscure double glazed door and panel above to rear. Electric meter, spotlight and door to staircase access to first floor;

## Rear Porch

## First Floor

### Landing

Single glazed obscure window to rear at bottom of stairs. Radiator, room stat and loft hatch. Doors to w.c. bathroom and bedrooms;

### Bedroom Two 7'2" max x 12'1" max to robes (2.2 max x 3.7 max to robes)



Double bedroom with radiator, picture rail and Upvc double glazed window to rear. Storage cupboard with coat hooks and air vent.

### W.c. 2'1" max x 3'7" max (0.65 max x 1.1 max)

Low flush w.c. and single glazed obscure window to side.

### Bathroom 3'11" mx x 8'8" max (1.2 mx x 2.65 max)



Two piece suite comprising pedestal wash basin and corner bath with 'Triton' electric shower over. Radiator, wood paneled ceiling with spotlights, extractor fan and inset shelving.

### Bedroom One 10'5" max x 12'9" max (3.2 max x 3.9 max )



Double bedroom with radiator, t.v. aerial lead, cable point and Upvc double glazed window to front.

## External



Gardens front and rear. Gas meter to rear.

## Parking

On street parking

## Tenure

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

## 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.

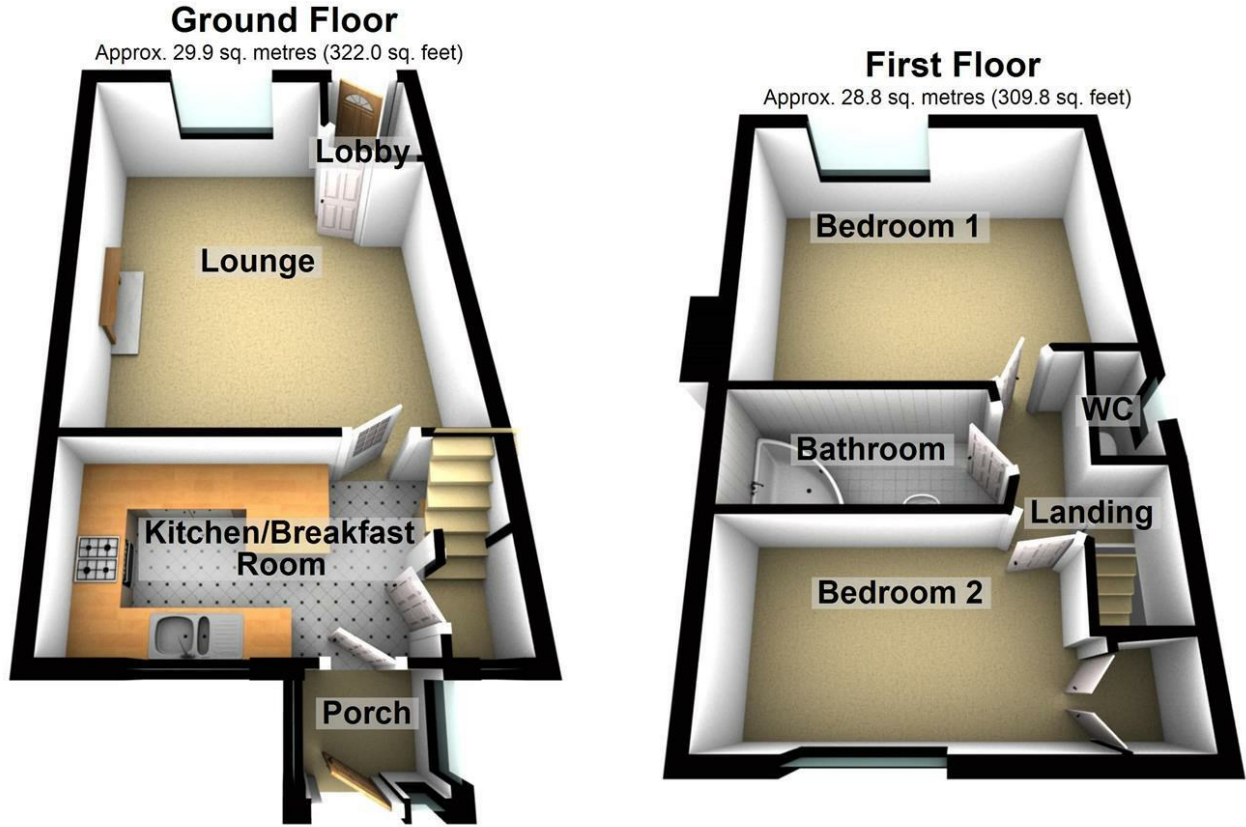
## Boundaries & Ownerships

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

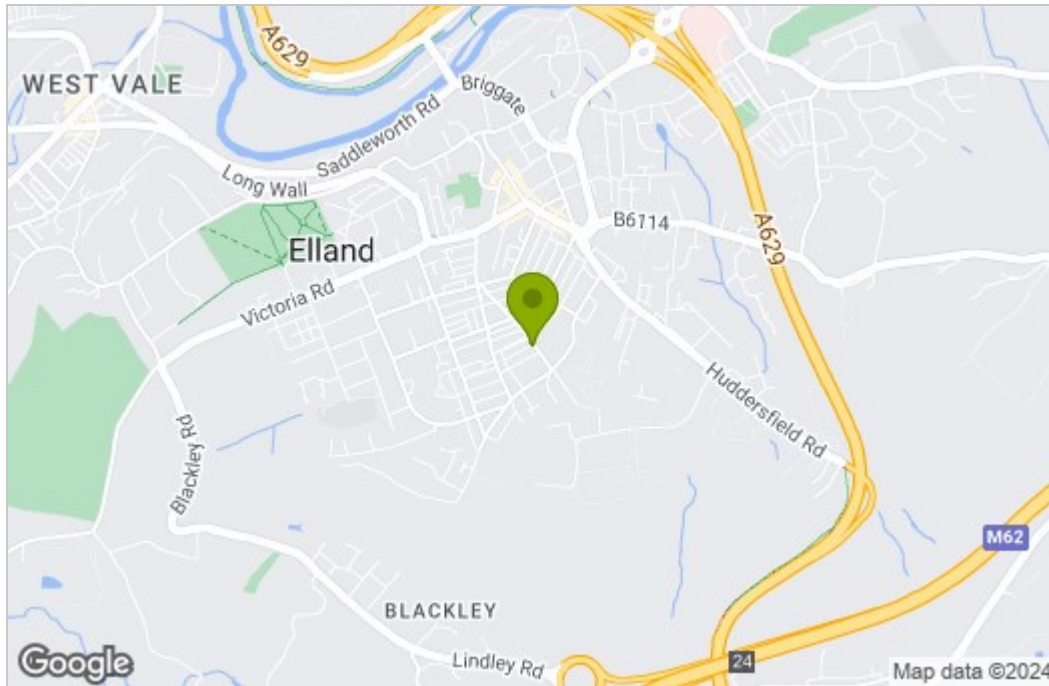
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR 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. 58.7 sq. metres (631.7 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.