



29 Greystone Avenue, Elland, HX5 0QH

£150,000

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached property situated on this sought after cul-de-sac at the top end of Elland. Ripe for renovation and extension accommodation comprises; Entrance lobby, lounge and dining kitchen. To the first floor; landing, two double bedrooms and bathroom. Gardens to three sides and off road parking to front. The property benefits from Upvc double glazing. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door to front, electric heater and coving to ceiling. Staircase access to first floor and door to lounge;

Lounge 12'5" max x 12'7" max exc. bay (3.8 max x 3.85 max exc. bay)



Electric fire with decorative fireplace, t.v. aerial lead and two telephone points. Upvc double glazed leaded effect bay window to front, ceiling rose and cornice. Door to dining kitchen;

Dining Kitchen 9'2" x 12'7" (2.8 x 3.85)



Upvc double glazed leaded effect window and Upvc obscure double glazed door to rear. Wall and base units with laminate worktop and tiled splashback. Plumbing for washing machine, circular acrylic sink and drainer, electric oven and four ring gas hob. Built in storage cupboard and understairs storage housing the gas meter, electric meter and fusebox. Upvc obscure double glazed leaded effect window with extractor fan to side.

First Floor

Landing

Upvc double glazed leaded effect window to side and loft hatch. Doors to bathroom and bedrooms;

Bedroom One 12'5" max x 15'8" max (3.8 max x 4.8 max)



Double bedroom with electric heater, electric radiator, t.v. aerial lead and telephone point. Coving to ceiling, ceiling rose and two Upvc double glazed leaded effect windows to front.

Bedroom Two 9'2" x 9'4" (2.8 x 2.85)



Double bedroom with electric radiator, coving to ceiling and wall light. Upvc double glazed leaded effect window to rear and storage cupboard housing the hot water cylinder.

Bathroom 6'2" x 6'4" (1.9 x 1.95)



Three piece coloured suite with low flush w.c. corner sink and bath. Part tiled walls, Upvc part obscure double glazed leaded effect window to rear, electric heater and coving to ceiling.

External



Hard standing to front providing off road parking, garden to side and lawn garden with mature bushes, trees and shrubbery to rear. Outside store.

Parking

Off road parking to front

Tenure

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

Energy Rating

G

Council Tax Band

B

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.

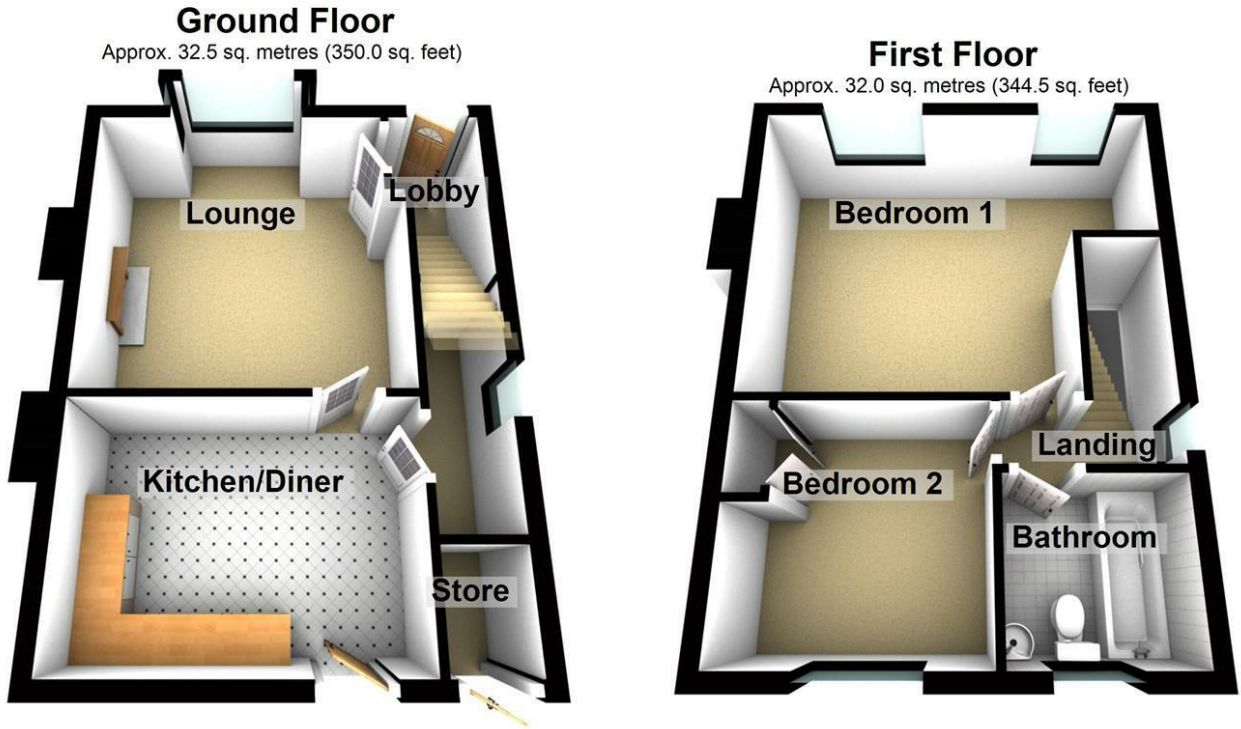
Boundaries & Ownerships

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

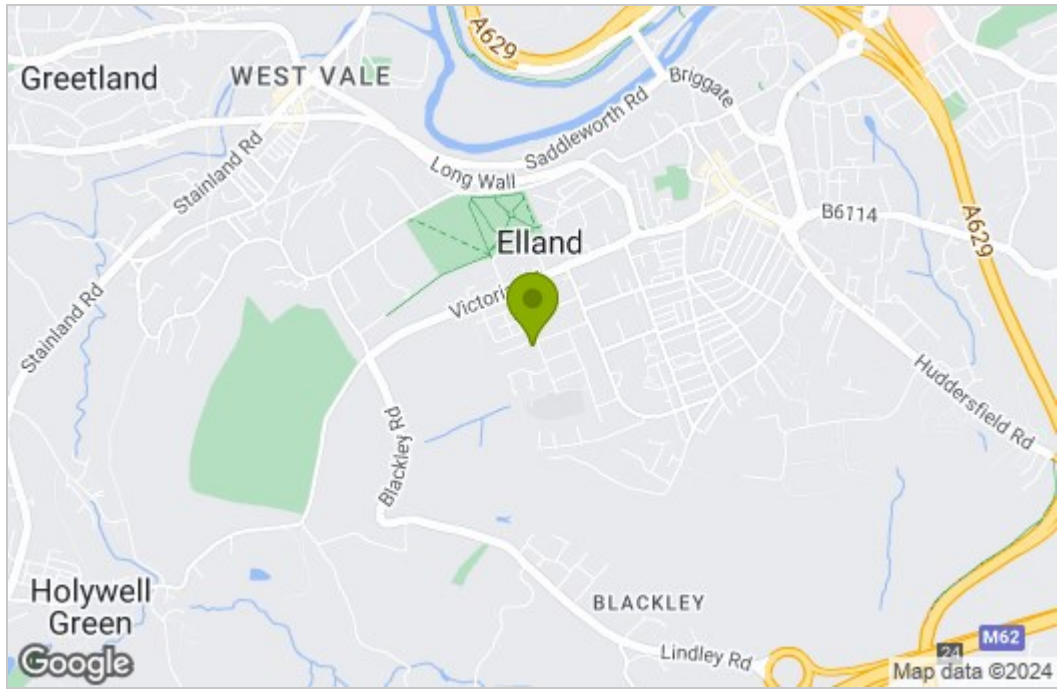
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Floor Plan



Total area: approx. 64.5 sq. metres (694.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		16	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		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.