



5 Dene Close, Elland, HX5 0NS

£190,000

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached true bungalow on a pleasant cul-de-sac in this desirable part of Elland. Accommodation comprises; Entrance hallway, spacious lounge, kitchen, two double bedrooms and shower room. Gardens front and rear. Driveway providing plenty of off road parking to the side and leading to the garage. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of Elland, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway

Upvc obscure double glazed door with cat flap and Upvc obscure double glazed side panel to side. Laminate floor, radiator and telephone point. Loft hatch, room stat and storage cupboard housing the hot water cylinder. Opening to kitchen and doors to shower room, bedrooms and lounge;

Lounge 11'9" x 16'2" (3.6 x 4.95)



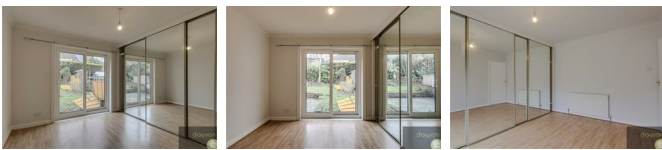
Spacious room with wall lights, coving to ceiling and radiator. Upvc double glazed picture window to front, electric stove with decorative fireplace, cable point. T.v. point, t.v. aerial lead and telephone point.

Kitchen 9'0" x 10'9" (2.75 x 3.3)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, electric 'Bush' oven and plumbing for washing machine. Space for American fridge/freezer and 'white westing house' four ring gas hob. Wood paneled ceiling, fusebox and radiator. Wall mounted 'Ideal logic heat15' condensing combi boiler and Upvc double glazed window to front.

Bedroom One 11'9" x 12'5" (3.6 x 3.8)



Double bedroom with radiator, coving to ceiling and Upvc double glazed sliding patio doors to rear. Fitted wardrobes with sliding mirrored doors having hanging space and shelving.

Bedroom Two 8'10" x 10'9" (2.7 x 3.3)



Double bedroom with radiator, laminate floor and coving to ceiling. Upvc double glazed sliding patio door to rear

Shower Room 5'8" max x 7'8" max (1.75 max x 2.35 max)



Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with 'Mira' electric shower. Radiator, part tiled walls and Upvc obscure double glazed window to side.

External



To the front is a patio and lawn garden. To the rear is a patio and lawn garden

Garage

Detached garage with up and over door.

Parking

Driveway provides off road parking

Tenure

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

Energy Rating

D

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.

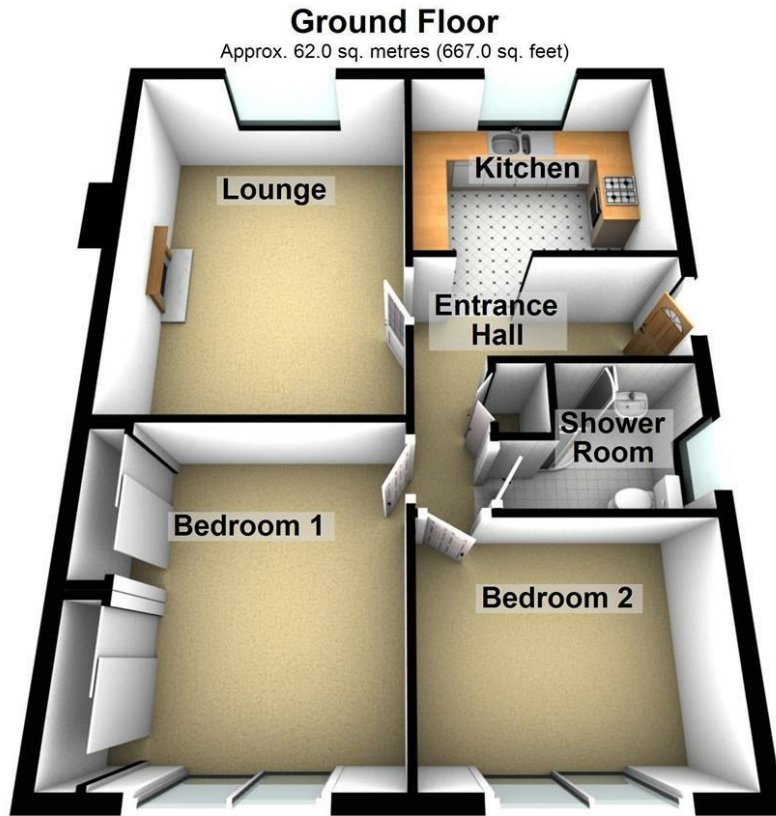
Boundaries & Ownerships

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

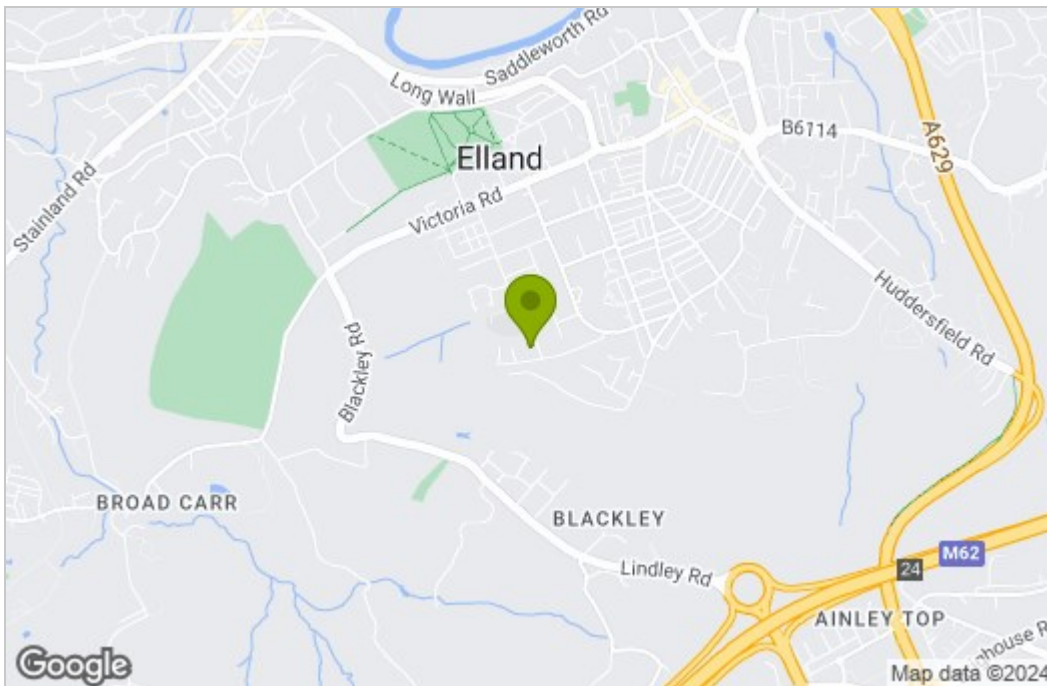
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Floor Plan

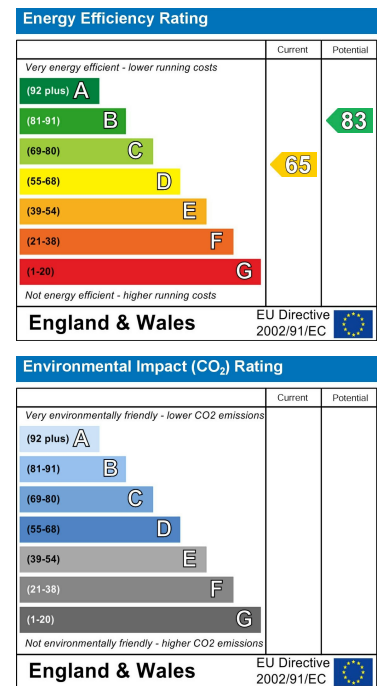


Total area: approx. 62.0 sq. metres (667.0 sq. feet)

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.