



9 Coronation Street, Elland, HX5 0DF

Offers Over £180,000

Offered FOR SALE is this THREE bedroom stone built end terrace in central Elland. Accommodation comprises; Lounge, kitchen and cellar. To the first floor; landing, two double bedrooms, bathroom and separate w.c. To the second floor; attic double bedroom with en-suite w.c. and office. Paveline frontage and enclosed garden to rear. Permit parking. The property benefits from Upvc double glazing, gas central heating and solar panels. Close to the amenities of Elland town centre, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Lounge 11'10" max x 14'7" max (3.61 max x 4.45 max)



Composite obscure double glazed door and panel above and Upvc double glazed window to front. Victoria radiator, wood flooring and ceiling rose. Cast iron multi fuel stove with stone/tiled base, brick surround and wooden fireplace. Cornice to ceiling, telephone point and mobile room stat. Door to staircase access to first floor and kitchen;

Dining Kitchen 8'11" max x 18'4" max (2.74 max x 5.59 max)



Having a range of wall and base units with wood work surfaces and tiled splashbacks. Electrolux gas oven, electrolux four ring electric hob and electrolux extractor hood above. Integrated fridge/freezer, washing machine and one and a half sink with hose tap. Tiled floor, radiator and spotlights. Upvc double glazed windows to front and rear and composite double glazed door with panel above to rear. Door to staircase access to lower ground floor;

Lower Ground Floor

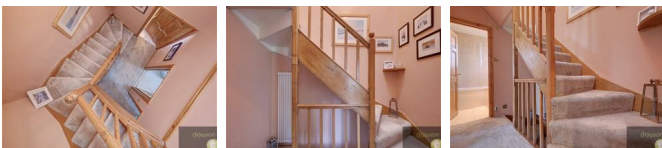
Cellar



Radiator and extractor fan. Fusebox, solar panel controls, stop tap, gas and electric meters.

First Floor

Landing



Velux window, wall light, radiator and Upvc double glazed window to rear. Staircase access to second floor and doors to bathroom, w.c. and bedrooms;

Bedroom Two 10'5" x 11'1" (3.2 x 3.4)



Double bedroom with Upvc double glazed window to front, radiator and coving to ceiling.

Bedroom Three 9'3" x 11'1" (2.84 x 3.40)



Double bedroom with Upvc double glazed window to front, radiator and coving to ceiling.

Bathroom 6'2" x 6'8" (1.9 x 2.05)



Two piece suite comprising p shaped bath with 'mira' electric shower and pedestal wash basin. Upvc obscure double glazed window to rear, chrome heated towel radiator and tiled floor. Cupboard housing the 'Vaillant' condensing combi boiler, tiled walls and extractor fan. Spotlights and underfloor heating.

W.c. 3'5" x 6'2" (1.05 x 1.9)



Two piece suite comprising low flush w.c. and corner sink with tiled splashback. Upvc obscure double glazed window to rear, chrome heated towel radiator and tiled flooring. Spotlights and extractor fan.

Second Floor

Attic Bedroom One 16'6" to robes x 10'11" (5.03 to robes x 3.33)



Two Upvc double glazed windows to front, fitted wardrobes and radiator. Wood paneled ceiling, t.v. aerial lead and doors to en-suite w.c. and office;

Office 6'10" x 7'2" (2.1 x 2.2)

Having power and light

En-suite W.c. 3'5" max x 6'10" max (1.05 max x 2.1 max)



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Chrome heated towel radiator, tiled floor, wooden double glazed velux window and extractor fan.

External



Paveline frontage. To the rear is an enclosed patio garden with wooden shed and greenhouse. Outside tap and security light.

Parking

On street permit parking. The vendor has advised that you can purchase up to 2 permits and a visitor permit for £25 each.

Tenure

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

Energy Rating

D

Council Tax Band

A

Water

Water meter

Solar panels

The solar panels are owned. You can use the electric that they generate and sell any surplus to the grid. Paid every quarter.

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.

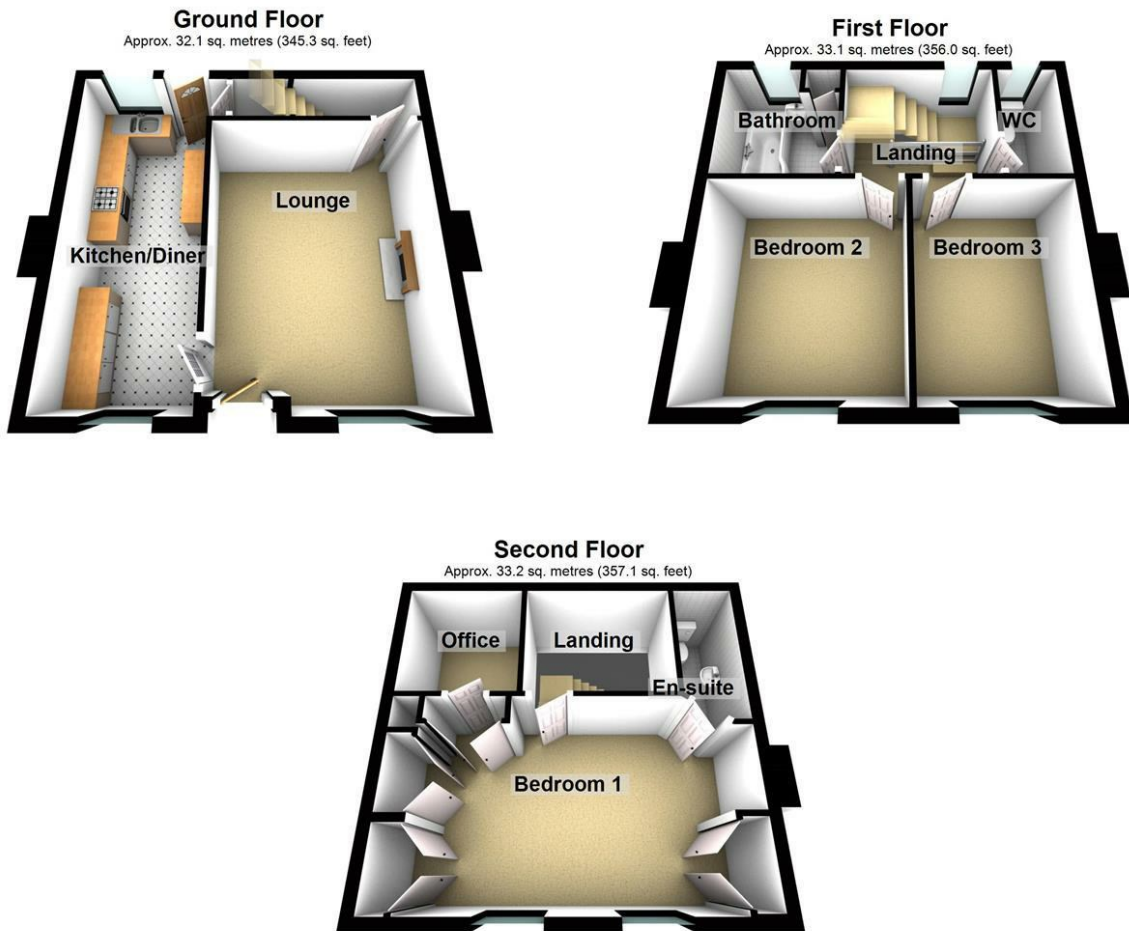
Boundaries & Ownerships

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

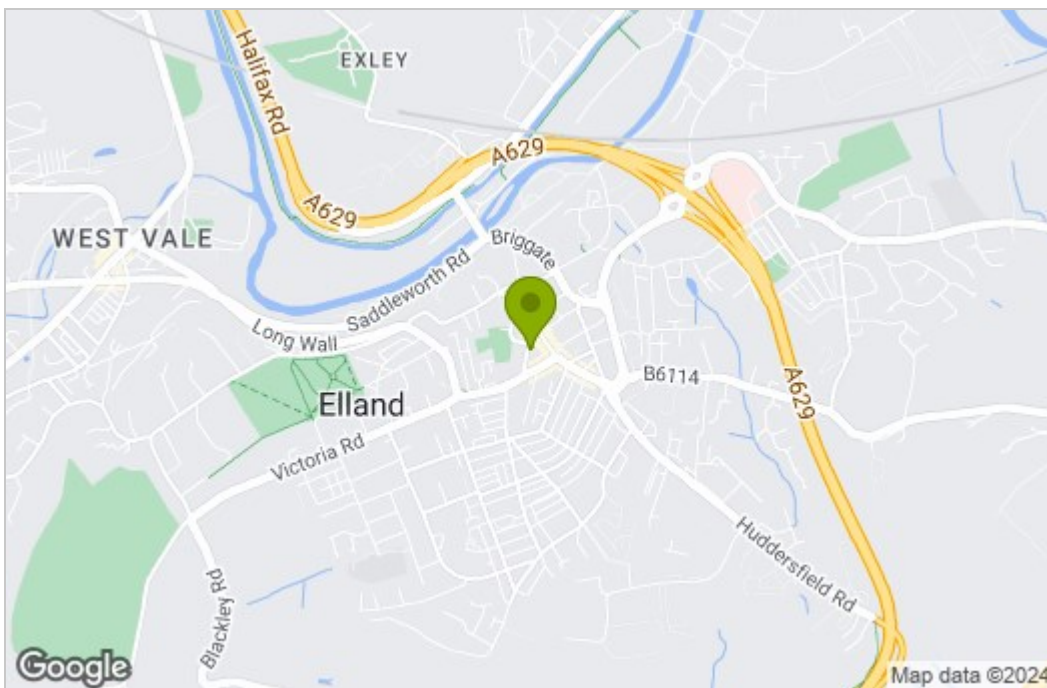
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

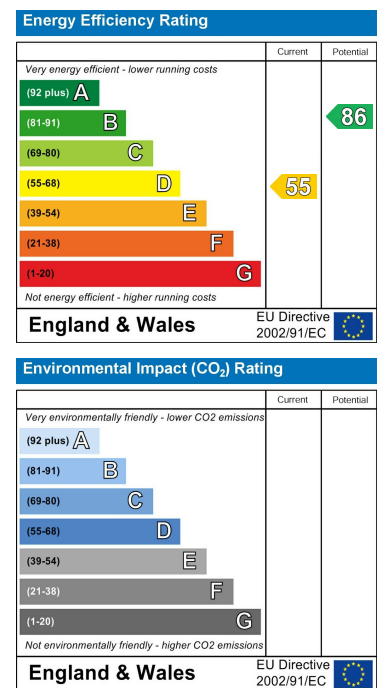


Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

Area Map



Energy Efficiency Graph



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