



74 South Lane, Elland, HX5 0PA

£160,000

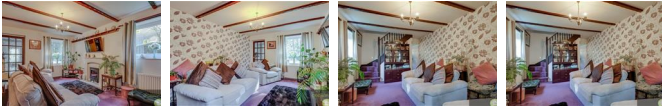
Offered FOR SALE with NO CHAIN is this TWO bedroom with attic room semi-detached property in this popular part of Elland. Accommodation comprises; Entrance porch, lounge and kitchen. To the first floor; landing, two bedrooms and bathroom. To the second floor; attic room. Gardens to three sides, garage and off road parking. The property benefits from Upvc double glazing, gas central heating, security alarm system and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Entrance Porch 3'7" x 4'1" (1.1 x 1.25)

Tiled floor, Upvc double glazed window to side and Upvc obscure double glazed door to front. Door to lounge;

Lounge 10'9" x 18'6" (3.3 x 5.65)



Two radiators, Upvc double glazed windows to front and side. Beams to ceiling, living flame gas fire with marble fireplace, t.v aerial lead and t.v. point. Telephone point. mobile room stat and storage cupboard. Staircase access to first floor and door to kitchen;

Kitchen 7'2" x 10'9" (2.2 x 3.3)



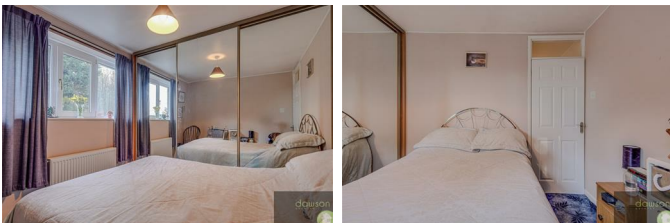
Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Creda' electric oven, 'Creda' four ring gas hob and extractor hood above. Integrated fridge/freezer, plumbing for washing machine and stainless steel one and a half sink and drainer. Wall mounted 'Ideal' condensing combi boiler (fully serviced up to date), fusebox and stop tap. Water meter, radiator and Upvc double glazed door and window to rear.

First Floor

Landing

Doors to bathroom and bedrooms;

Bedroom One 8'10" to robes x 9'0" (2.7 to robes x 2.75)



Double bedroom with radiator, fitted wardrobes with mirrored sliding doors and Upvc double glazed window to front.

Bedroom Two 7'2" x 7'10" (2.2 x 2.4)



Single bedroom with radiator and understairs storage. Upvc double glazed window to rear with lovely views toward Elland. Door to staircase access to second floor.

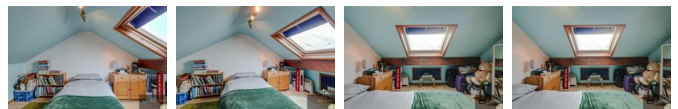
Bathroom 5'8" x 7'10" (1.75 x 2.4)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'Triton' electric shower. Tiled floor, tiled walls and Upvc obscure double glazed window to side. Chrome heated towel radiator and overstairs storage.

Second Floor

Attic Room 10'9" x 13'9" (3.3 x 4.2)



Double bedroom with under eaves storage, laminate floor and wooden double glazed velux window.

External



To the front of the property is a lawn garden which extends to the side. Security light to side. To the rear is a patio, lawn and rockery. Gas and electric meters and outside tap.

Garage



Up and over door with single glazed window to side and rear.

Parking

Driveway provides off road parking. On street parking also available.

Tenure

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

Water

Water meter

Energy Rating

C

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.

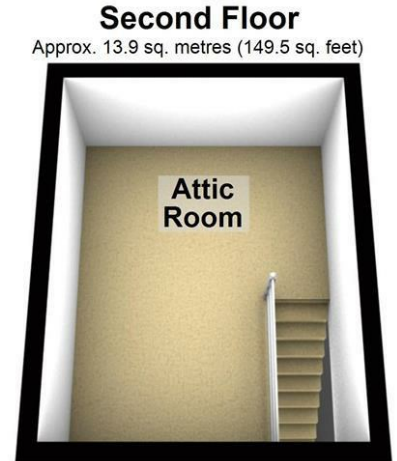
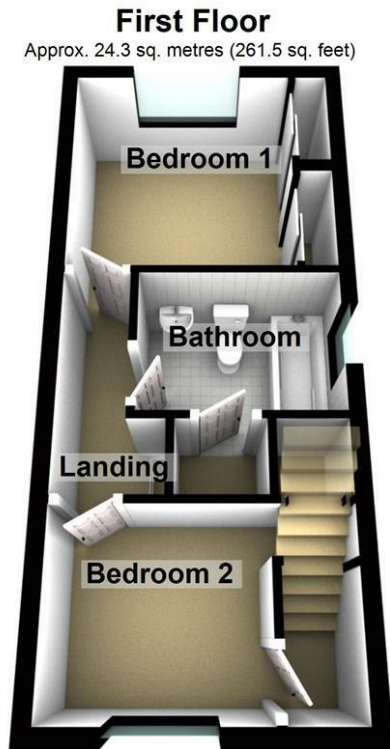
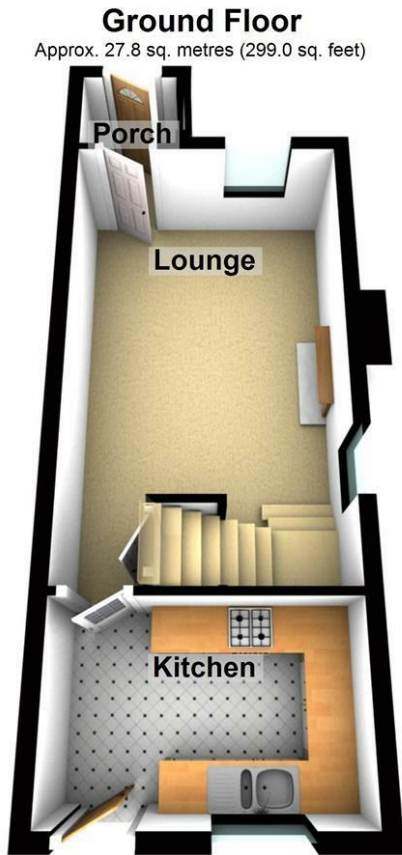
Boundaries & Ownerships

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

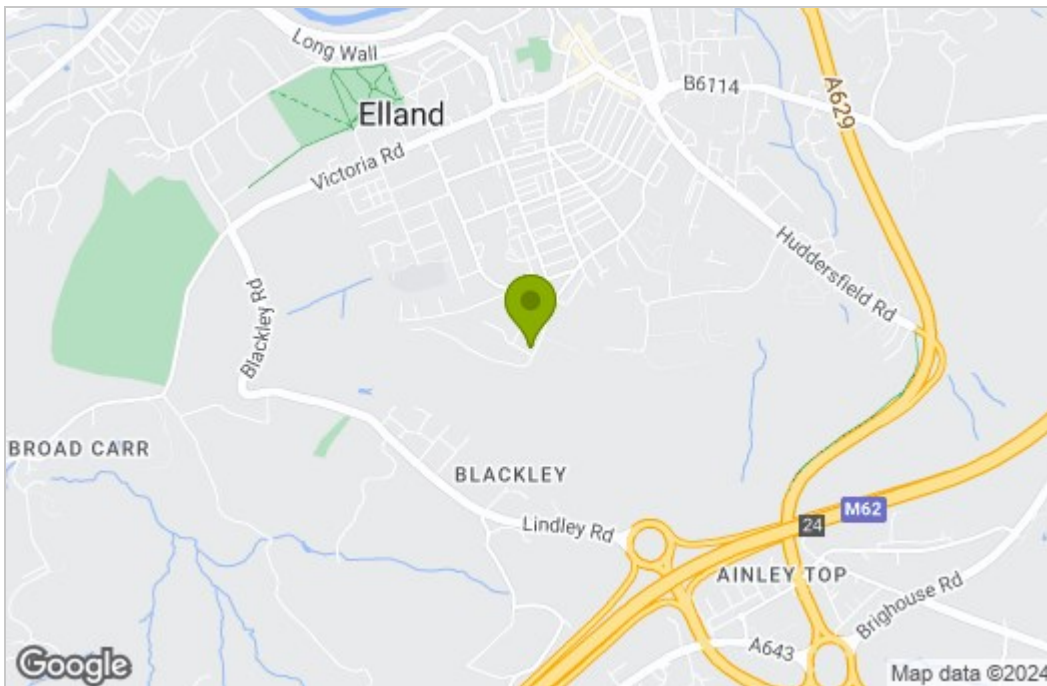
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Floor Plan

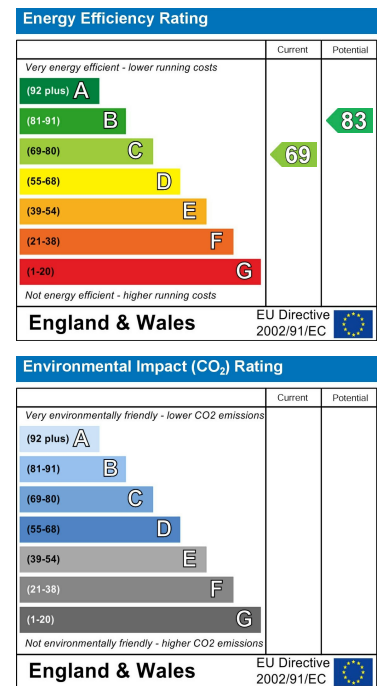


Total area: approx. 66.0 sq. metres (710.0 sq. feet)

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.