



14 Banks End Road, Elland, HX5 9JZ

£135,000

****SOLD PRIOR TO ADVERTISING**** Offered FOR SALE with NO CHAIN is this TWO bedroom stone built end terrace in the popular Upper Edge area of Elland. Accommodation comprises; Entrance lobby, lounge and dining kitchen. Cellar. To the first floor; landing, two bedrooms and shower room. Garden and off road parking. Superb views from the front. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal for a first time buyer. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Room stat, staircase access to first floor and door to lounge;

Lounge 12'3" max x 13'9" max (3.75 max x 4.2 max)



Radiator, wall lights and coving to ceiling. Upvc double glazed window to front affording the superb views and art deco fireplace with open fire and t.v. point.

Dining Kitchen 11'9" x 14'11" (3.6 x 4.55)



Upvc obscure double glazed door with Upvc obscure double glazed panel above and Upvc double glazed window to rear. Gas fire with decorative fireplace, radiator, coving to ceiling and storage cupboard with shelving to one alcove. Wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine, space for under counter fridge and freezer. Electric cooker point. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Fusebox and electric meter. Stone flagged floor, door to coal hole and gas meter.

First Floor

Landing

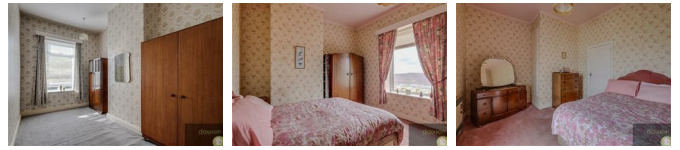
Loft hatch and doors to shower room and bedrooms;

Shower Room 7'2" x 11'11" (2.2 x 3.65)



Three piece suite comprising low flush w.c. pedestal wash basin and walk in shower cubicle with glass shower screen, grab rail, seat and mains shower. Shower walls. Upvc obscure double glazed window to rear, coving to ceiling and radiator. Storage cupboard with shelving housing the wall mounted 'Ideal' condensing combi boiler.

Bedroom One 11'1" x 15'1" (3.4 x 4.6)



Double bedroom with coving to ceiling and Upvc double glazed window to front affording the superb views. Radiator, gas wall heater and overstairs storage cupboard with hooks and shelving.

Bedroom Two 7'6" x 14'9" (2.3 x 4.5)



Double bedroom with radiator and Upvc double glazed window to rear.

External



Parking

Off road parking to the side

Tenure

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

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.

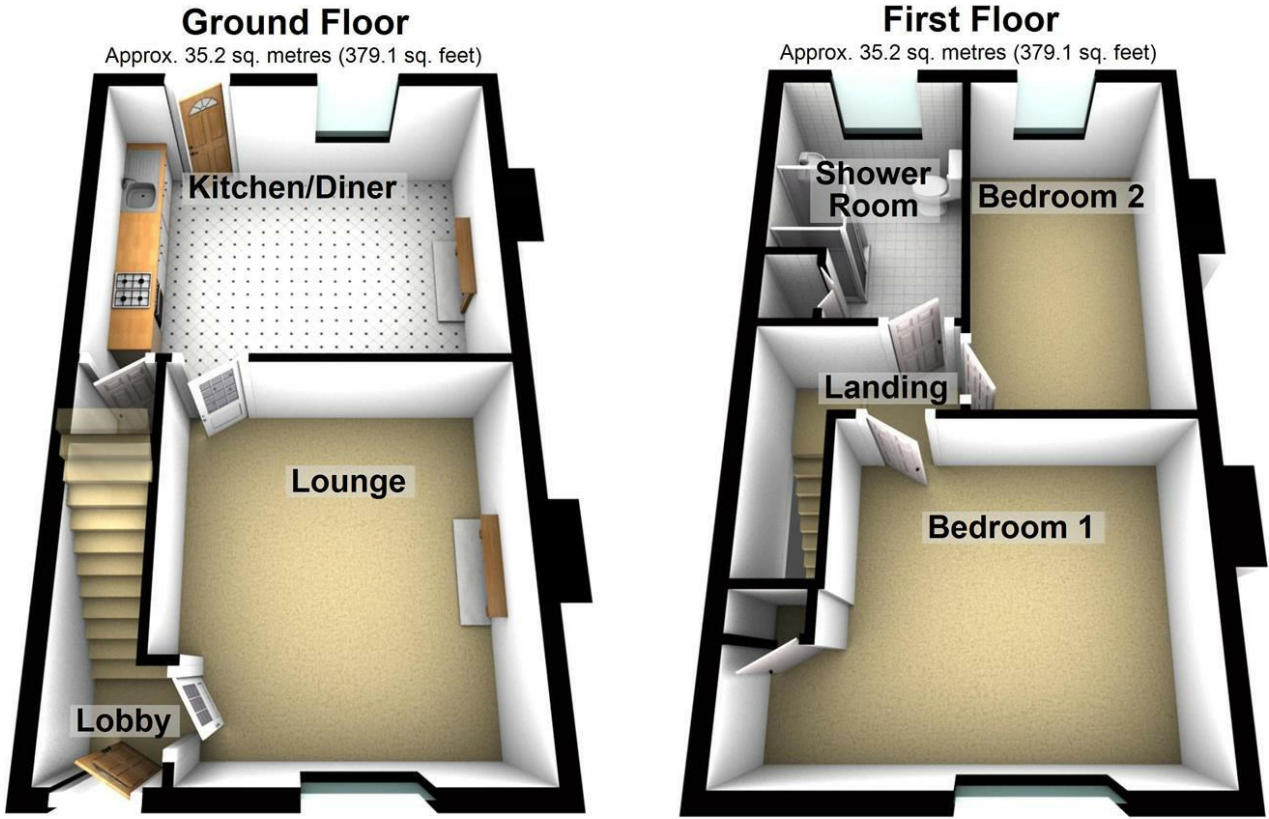
Boundaries & Ownerships

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. 70.4 sq. metres (758.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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