



72 Langdale Street, Elland, HX5 0JE

£125,000

Offered FOR SALE with NO CHAIN is this fully refurbished TWO bedroom stone built mid terrace in central Elland. Accommodation comprises; Lounge, inner lobby and kitchen. Cellar. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear and on street parking. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Lounge 10'2" x 14'5" max (3.1 x 4.4 max)



Upvc double glazed window to front, radiator and wall lights. Newly carpeted and decorated. Wooden door with single glazed obscure panel above to front and t.v. aerial lead. Decorative feature fireplace, cornice to ceiling and door to inner lobby;

Inner Lobby

Two telephone points, staircase access to first floor and door to kitchen;

Dining Kitchen 10'5" max x 12'5" (3.2 max x 3.8)



New kitchen having wall and base units with laminate worktop and laminate splashbacks. Wooden door and single glazed panel above to rear. 'Candy' electric oven with four ring induction hob and extractor hood above, integrated fridge and corner sink and drainer. Upvc double glazed window to rear, mobile room stat and radiator. Built in cupboard to alcove and door to staircase access to lower ground floor;

Lower Ground Floor

Cellar



Stone flagged floor, radiator and fusebox. Electric meter and gas meter. Belfast sink, wall mounted 'Vokera' condensing combi boiler (newly fitted) and door to old coal hole

First Floor

Landing



Loft hatch and doors to bathroom and bedrooms;

Bedroom One 10'9" max x 12'5" (3.3 max x 3.8)



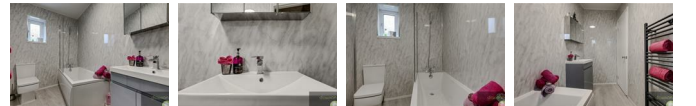
Newly carpeted and decorated. Double bedroom with radiator, original fireplace and overstairs wardrobe with hanging space and hooks and Upvc double glazed window to rear.

Bedroom Two 7'2" x 8'2" (2.2 x 2.5)



Newly carpeted and decorated. Single bedroom with original fireplace, cable point and radiator. Upvc double glazed window to front.

Bathroom 6'2" max x 10'2" (1.9 max x 3.1)



New three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and bath with glass shower screen and mixer shower over. Mirrored medicine cabinet, heated towel radiator and Upvc obscure double glazed window to front. Laminate floor, shower walls and Upvc ceiling.

External



Enclosed yard to front and enclosed patio and pebble garden to rear.

Parking

On street parking

Tenure

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

Energy Rating

E

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.

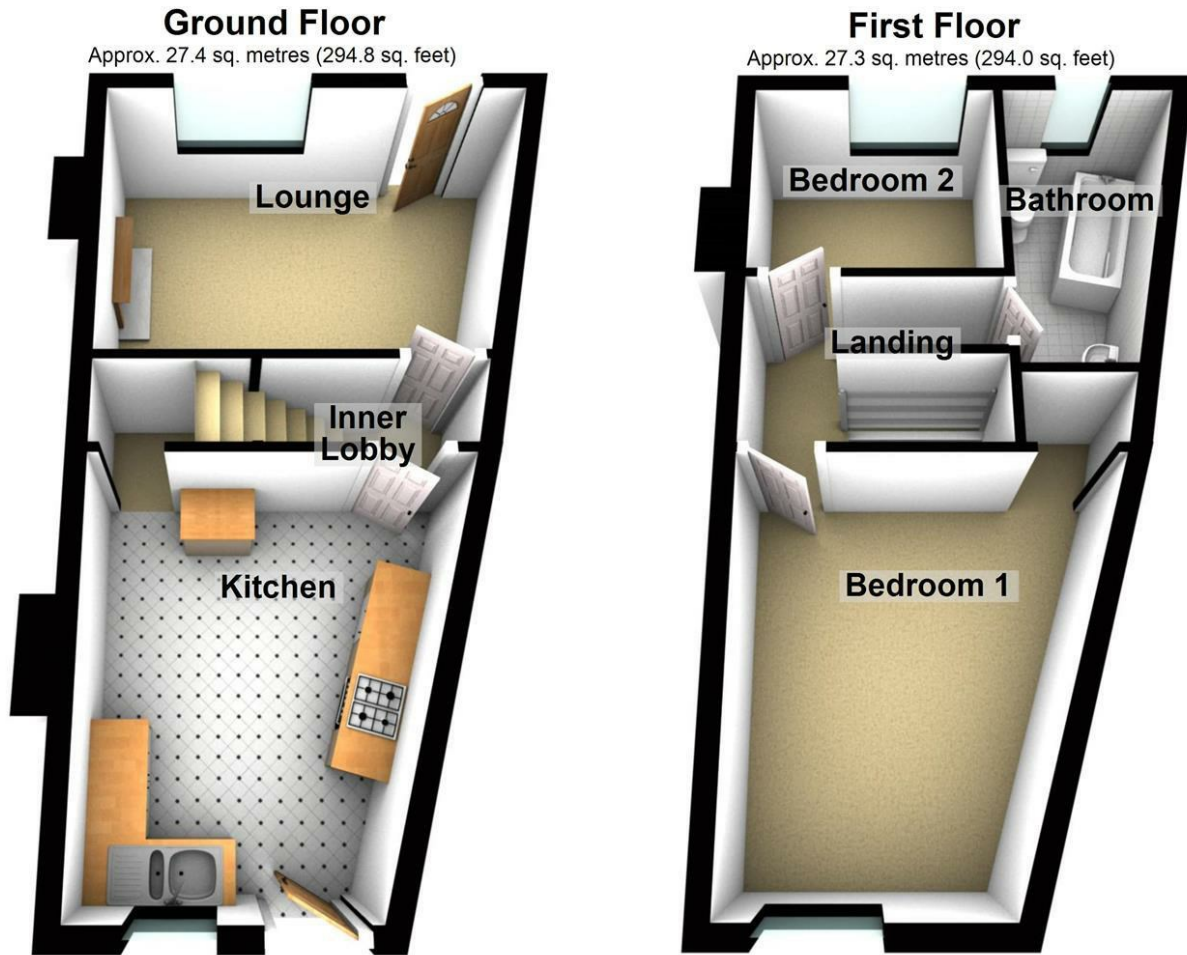
Boundaries & Ownerships

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.

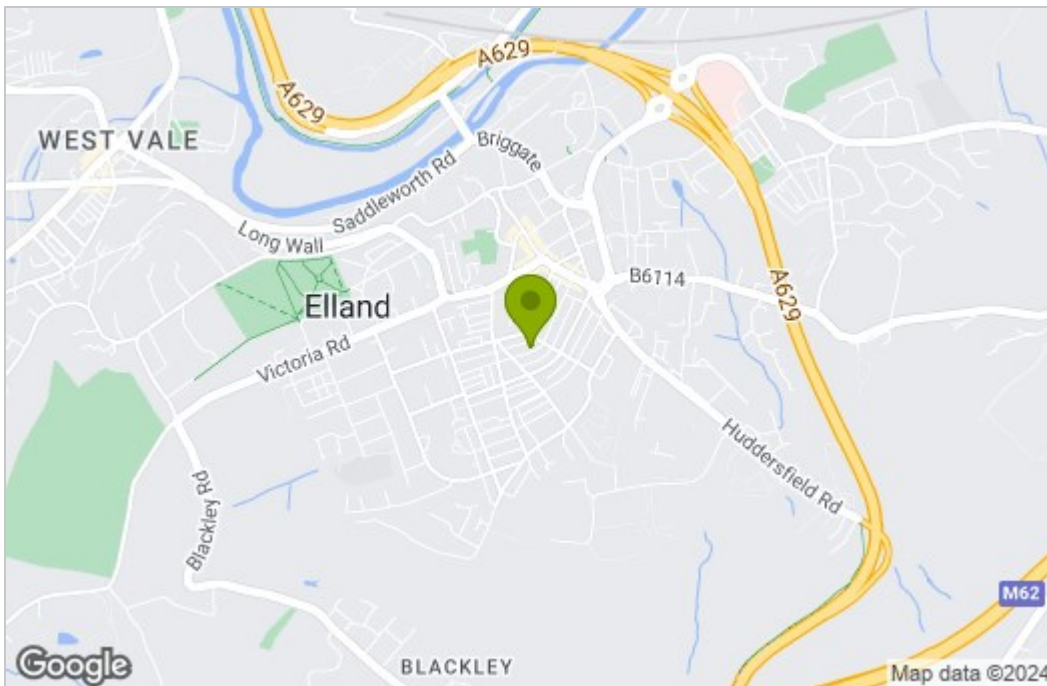
Mortgages

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.**

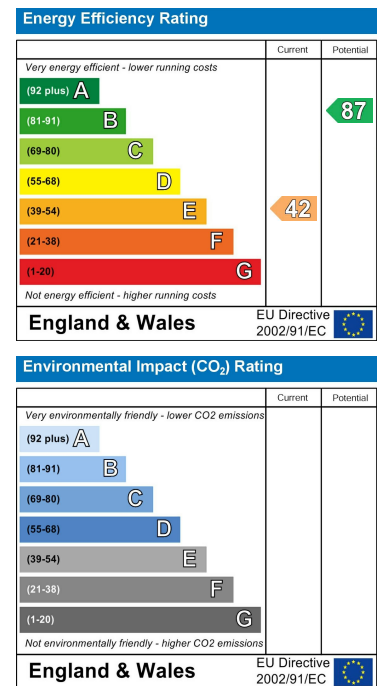
Floor Plan



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.