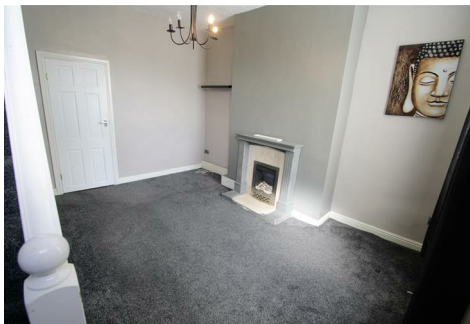




125 Park Road, Elland, HX5 9HZ

Offers Over £140,000

Offered FOR SALE is this TWO bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Lounge, modern kitchen. Two bedrooms and modern bathroom. Master bedroom with en-suite shower room. Decked area to the front and enclosed rear garden. The property benefits from majority Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Offered for sale with tenant in situ or with vacant possession. Viewing essential.

Ground Floor

Lounge 11'9" x 13'9" (3.6 x 4.2)



Upvc double glazed window and Upvc obscure double glazed door and panel above to front. Telephone point living flame gas fire with marble effect surround and decorative fireplace. Radiator, staircase access to first floor, electric meter, fusebox and alarm control panel. Door to kitchen;

Kitchen 4'3" x 11'3" (1.3 x 3.45)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, electric oven, four ring gas hob and extractor hood above. Upvc double glazed window and Upvc obscure double glazed door to rear. Plumbing for washing machine, room stat and gas meter. Radiator and laminate floor.

First Floor

Landing

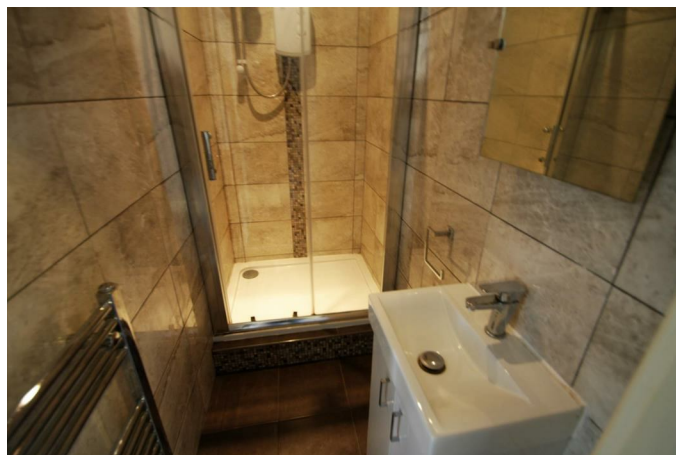
Wall light, loft hatch and doors to bathroom and bedrooms;

Bedroom One 9'8" max x 16'0" max (2.95 max x 4.9 max)



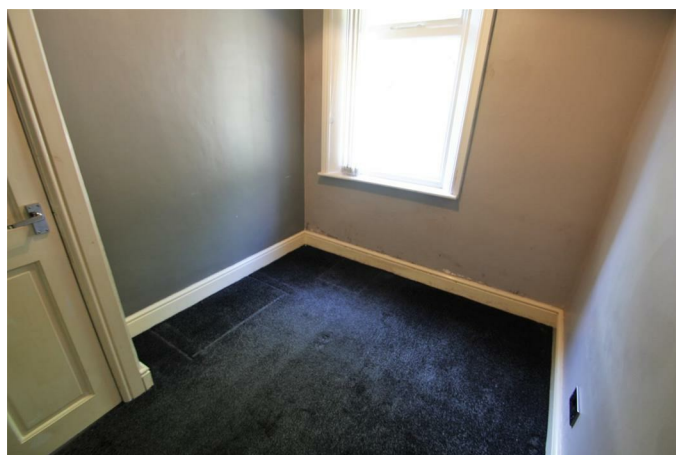
Double bedroom with radiator and Upvc double glazed leaded effect window to front.

En-Suite Shower Room 5'6" x 3'11" (1.7 x 1.2)



Two piece suite comprising sink with vanity unit and shower cubicle with electric 'Triton' shower. Tiled floor, tiled walls and chrome heated towel radiator. Extractor fan and spotlights.

Bedroom Two 7'2" max x 8'6" max (2.2 max x 2.6 max)



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

Bathroom 7'4" max x 7'6" max (2.25 max x 2.3 max)



Three piece suite comprising low flush w.c. pedestal wash basin and corner bath with mixer shower. Tiled floor, chrome heated towel radiator

and part wood paneled walls. Wooden obscure double glazed window to rear, 'Ideal' condensing combi boiler and wood paneled ceiling. Spotlights and storage cupboard.

External



Decked garden to front and patio and lawn 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.

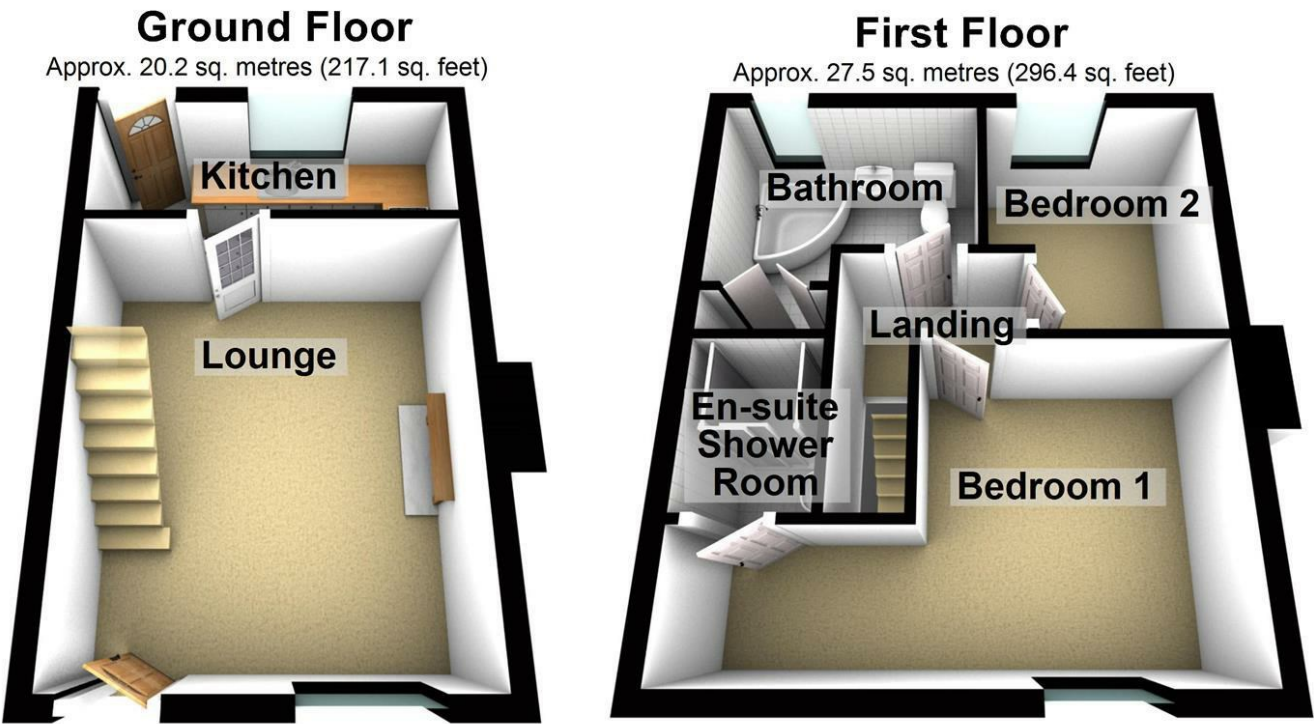
Boundaries & Ownerships

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

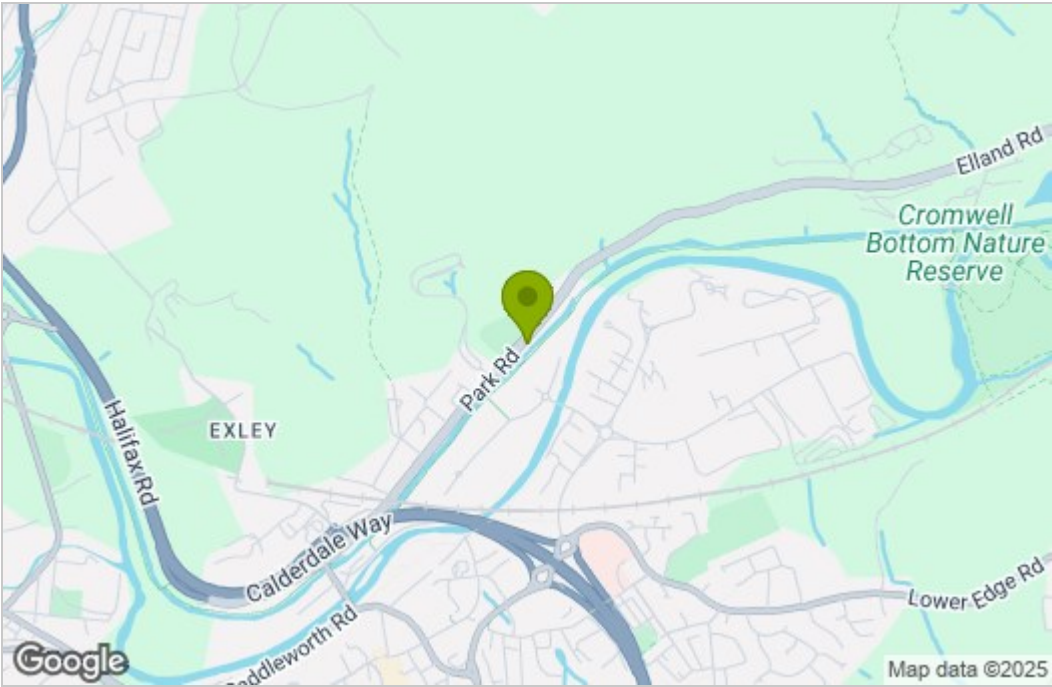
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

Floor Plan

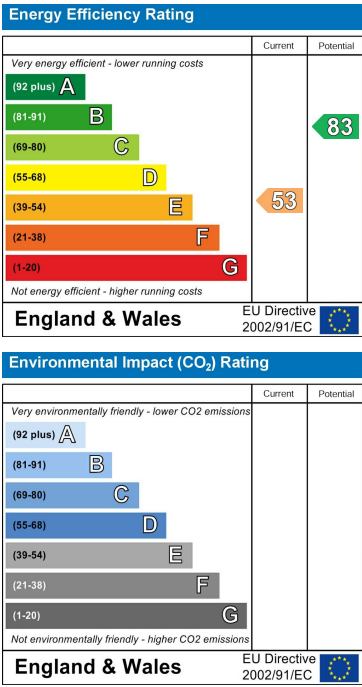


Total area: approx. 47.7 sq. metres (513.5 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.