



85 Elizabeth Street, Elland, HX5 0LD

£175,000

Offered FOR SALE is this FOUR bedroom stone built mid terrace property in Elland. Accommodation comprises; Entrance hallway, lounge and dining kitchen. Cellar to the lower ground floor which is ripe for conversion. To the first floor; landing, three bedrooms and bathroom. To the second floor; attic bedroom. Garden to front and off road parking to rear. The property benefits from Upvc double glazing, gas central heating (Dual heating climate control), mains wired smoke alarms on all four floors and smart meters.

Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door and window above to front. Radiator, rubber matting and cornice to ceiling. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 12'9" x 14'3" (3.9 x 4.35)



Upvc double glazed window to front, radiator and cornice to ceiling. Telephone point and cable point. Remote controlled gas fire.

Dining Kitchen 14'3" max x 17'8" max (4.35 max x 5.4 max)



Having a range of wall and base units with laminate worktop and splashback. Stainless steel one and a half sink and drainer, plumbing for washing machine and space for American fridge/freezer. Electric 'Zanussi' oven and grill and 'Zanussi' five ring gas hob and extractor hood above. Tiled floor, radiator, spotlights and wall mounted 'Ideal' condensing combi boiler. Radiator, spotlights and two Upvc double glazed windows to rear. Upvc obscure double glazed door and window above to rear. Chimney breast removal fully signed off by building control.

Lower Ground Floor

Cellar



Housing the fusebox, electric and gas meter. Upvc double glazed window to front and radiator. Laminate floor and shelving to cellar head.

First Floor

Landing

Room stat, radiator and door to staircase access to second floor. Doors to bathroom and bedrooms;

Bedroom One 11'9" x 14'5" (3.6 x 4.4)



Double bedroom with radiator, cornice to ceiling and Upvc double glazed window to front. Fitted wardrobes and bedside cabinets.

Bedroom Two 10'11" x 12'1" (3.35 x 3.7)



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

Bedroom Three 5'4" x 14'5" (1.65 x 4.4)



Single bedroom with radiator and Upvc double glazed window to front.

Bathroom 6'0" x 12'1" (1.85 x 3.7)



Four piece suite comprising low flush w.c. pedestal wash basin bath and corner shower cubicle with mains shower. Tiled floor, part tiled walls and spotlights. Two chrome heated towel radiators and Upvc obscure double glazed window to rear.

Second Floor

Attic Bedroom Four 15'5" x 20'0" (4.7 x 6.1)

Signed off by building control. Double bedroom with exposed beams to ceiling and under eaves storage. Radiator and two wooden double glazed velux windows.

External



To the front is an enclosed pebbled garden with bushes. To the rear is an enclosed garden/off road parking. Imprinted concrete, two leaf driveway gates and passenger gate. Outside tap and outside light.

Parking

Wide entrance driveway access and secure off road parking via oak street. On street parking to front.

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.

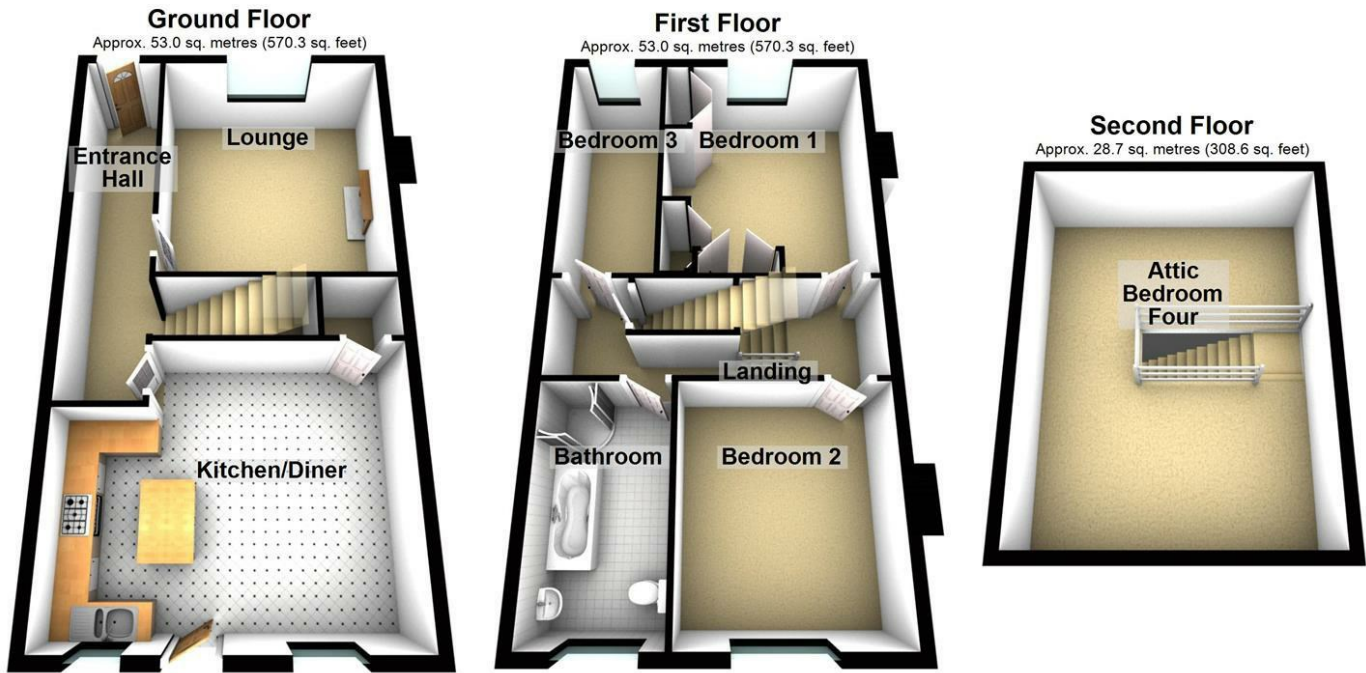
Boundaries & Ownerships

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

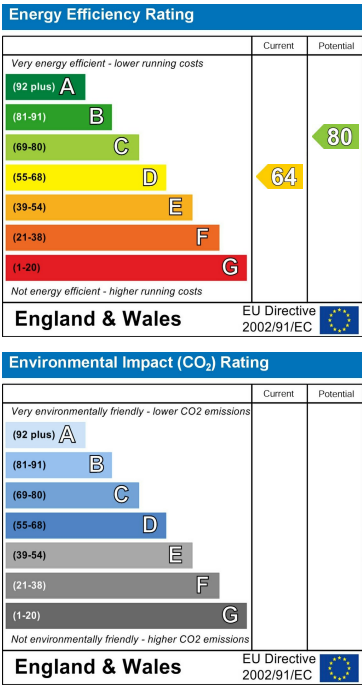


Total area: approx. 134.6 sq. metres (1449.2 sq. feet)

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.