

**47 Newcombe Street, Elland, HX5 0EG**

**Offers Over £180,000**

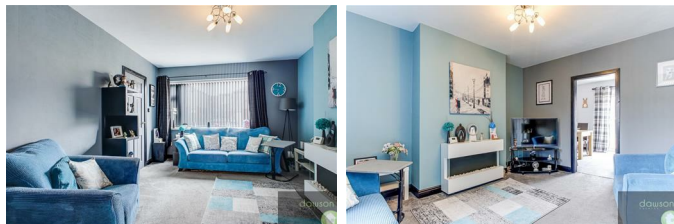
Offered FOR SALE is this THREE bedroom family home on the outskirts of Elland. Accommodation comprises; Entrance hallway, lounge and dining kitchen. To the first floor; landing, three bedrooms and bathroom. To the second floor; attic room. Off road parking to the front and good sized garden and garage to rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. (Please note the photos are from when the current owner bought the property in 2024)

## Ground Floor

### Entrance Hallway

Upvc obscure double glazed door to front, radiator and staircase access to first floor. Door to lounge;

### Lounge 11'1" x 14'1" (3.4 x 4.3)



Radiator, electric fire and Upvc double glazed window to front. Mobile room stat, cable point, telephone point and t.v. aerial lead. Understairs storage and door to dining kitchen;

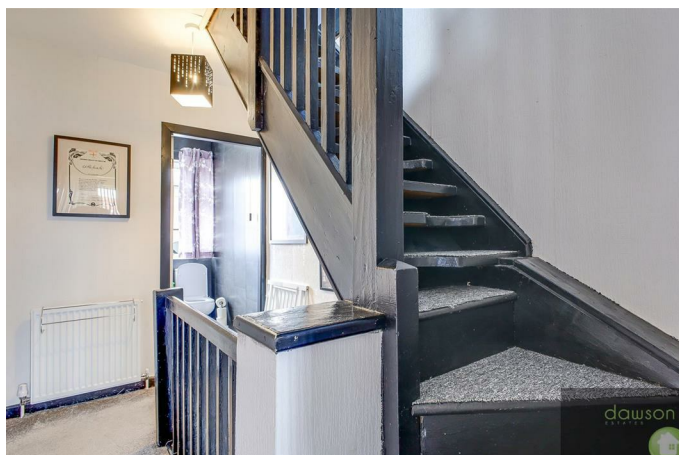
### Dining Kitchen 9'6" x 14'5" (2.9 x 4.4)



Having a range of wall and base units with laminate worktop and splashback. Composite sink and drainer, plumbing for washing machine and electric cooker point. Space for fridge/freezer, wine rack and wall mounted 'Vaillant' ecotec pro 28 combi boiler. Radiator, Upvc double glazed window and french doors to rear.

## First Floor

### Landing



Radiator, staircase access to second floor and doors to bathroom and bedrooms;

### Bedroom One 8'6" x 13'9" (2.6 x 4.2)



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

### Bedroom Two 8'6" x 9'10" (2.6 x 3)



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

### Bedroom Three 5'10" x 8'2" (1.8 x 2.5)



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

### Bathroom 5'6" x 5'10" (1.7 x 1.8)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and mixer shower. Shower walls and Upvc obscure double glazed window to rear.

### Second Floor

#### Attic Room 11'5" x 14'9" (3.5 x 4.5)



Double glazed velux window, undereaves storage and wall light.

### External



To the front is off road parking for one car. To the rear is a decked, patio and artificial lawn garden. Seating, external light and outside tap.

### Garage

Up and over door. Upvc double glazed windows to side and rear and Upvc obscure double glazed door to rear.

### Parking

Off road parking to front and garage to rear.

### Tenure

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

### Energy Rating

TBC

### 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.

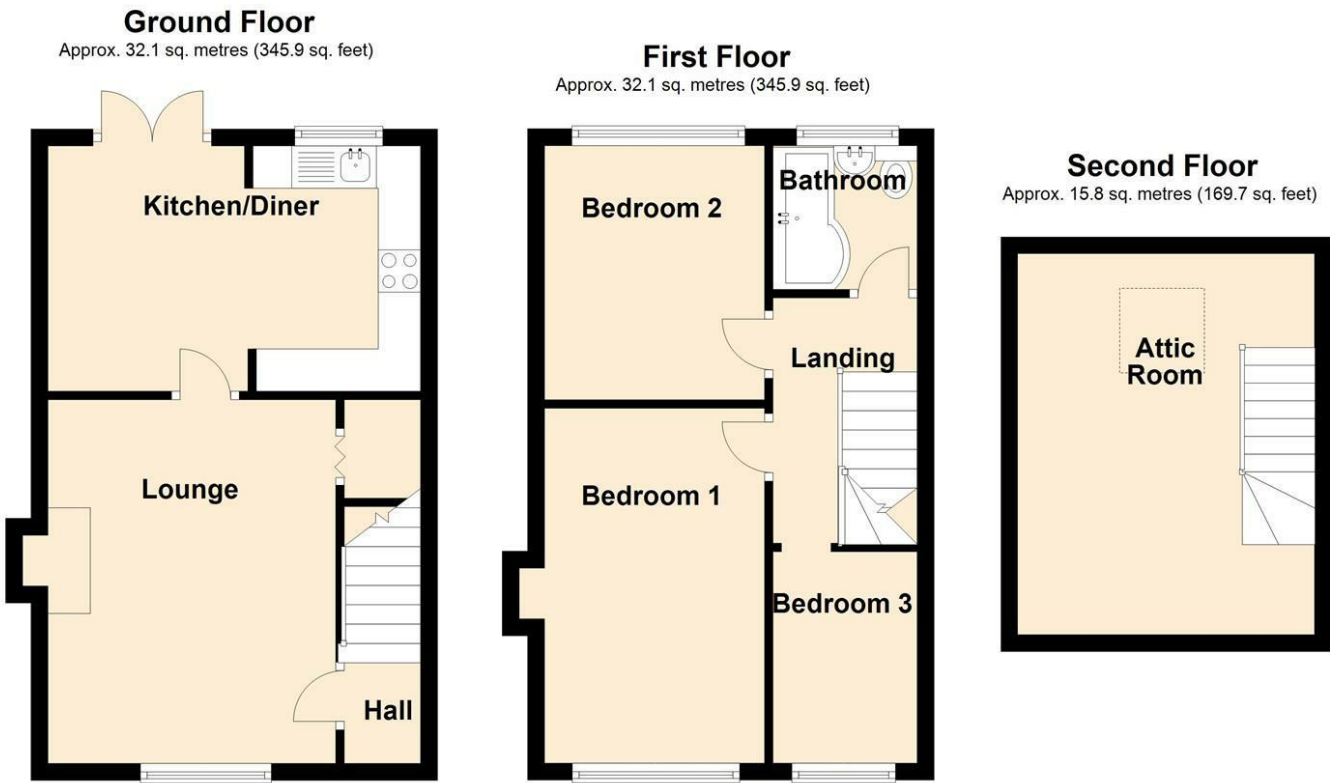
### Boundaries & Ownerships

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

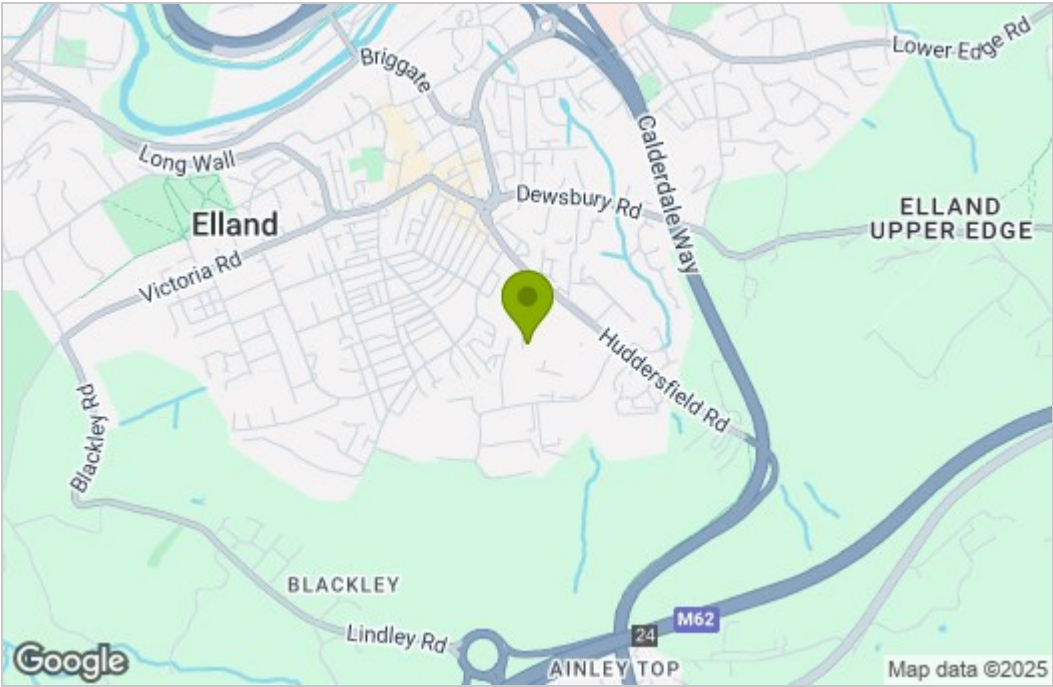
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

Floor Plan

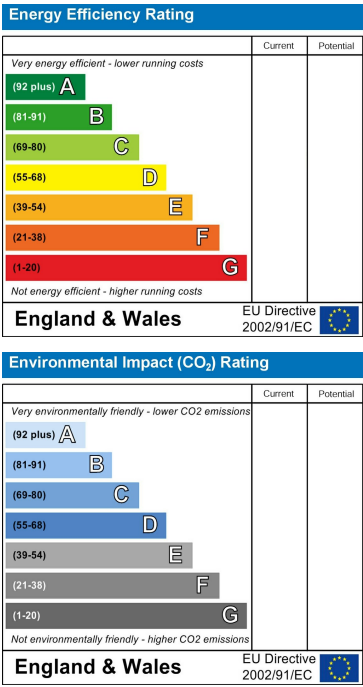


Total area: approx. 80.0 sq. metres (861.5 sq. feet)

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.