



10 Bath Street, Elland, HX5 0NB

Offers In The Region Of £105,000

Offered FOR SALE is this TWO bedroom stone built mid terrace on this popular street on the outskirts of Elland. Accommodation comprises; Entrance hallway, lounge, dining kitchen and cellar. To the first floor; landing, two double bedrooms and bathroom. Paveine frontage and enclosed patio garden 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. Ideal first time buy. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door with obscure double glazed panel above to front. Radiator, cornice to ceiling and laminate floor. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge 10'0" x 12'9" (3.05 x 3.9)



Laminate floor, cable point and electric fire. Upvc double glazed window to front, cornice to ceiling and radiator.

Dining Kitchen 12'9" max x 13'7" max (3.9 max x 4.15 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine, integrated electric oven and gas hob with extractor hood above. Space for fridge/freezer, radiator and laminate floor. Upvc obscure double glazed stable door with Upvc obscure double glazed panel above to rear. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Housing the electric meter and fusebox. To the cellar head is the gas meter, stop tap and boiler. Upvc obscure double glazed window to rear.

First Floor

Landing



Radiator, loft hatch and Upvc double glazed window to rear. Doors to bathroom and bedrooms;

Bedroom One 10'9" x 11'11" (3.3 x 3.65)



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

Bedroom Two 9'0" x 10'11" (2.75 x 3.35)



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

Bathroom 7'4" x 8'2" (2.25 x 2.5)



Four piece suite comprising low flush w.c. pedestal wash basin, bath and shower cubicle with mains

shower. Radiator, part tiled walls and obscure Upvc double glazed window to front.

External



Paveline frontage. To the rear is an enclosed patio with wooden shed, external light and outside tap.

Parking

On street parking

Tenure

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

Energy Rating

E

Council Tax Band

A

Water

Water Rates

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.

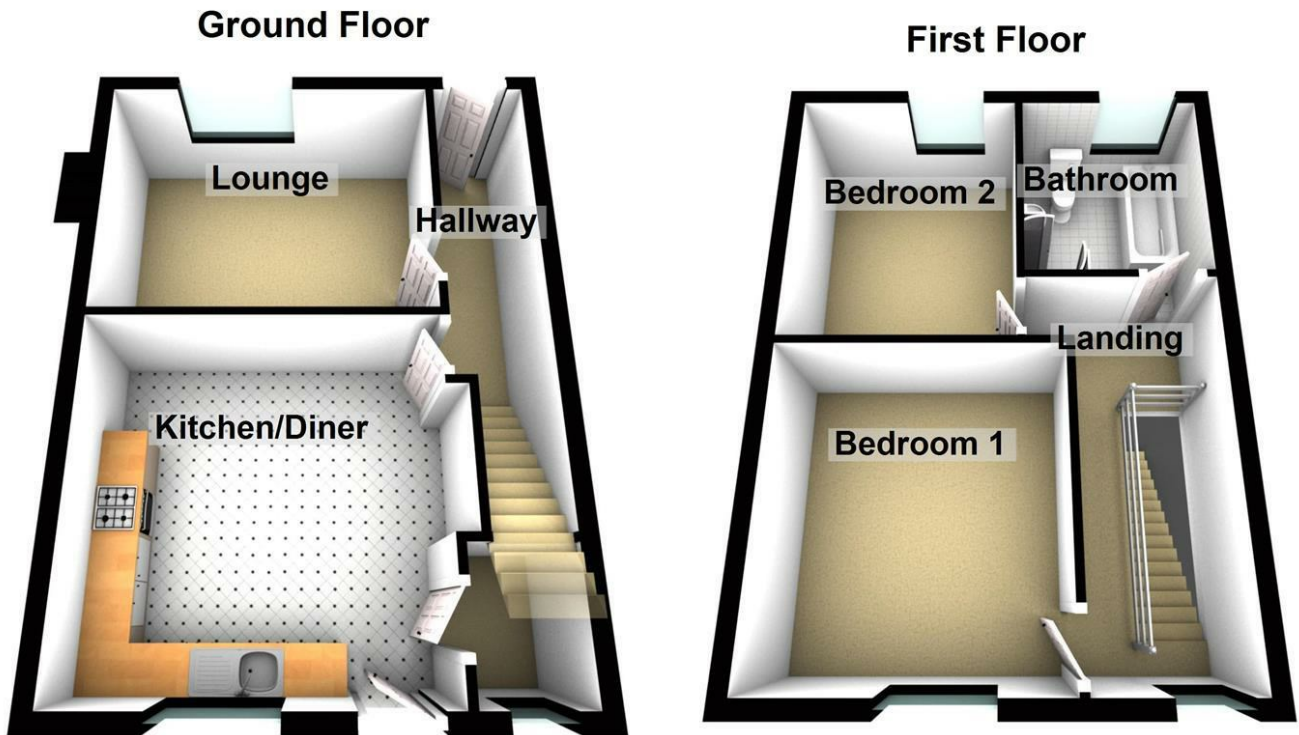
Boundaries & Ownerships

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. 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.