



6 Bedford Street, Elland, HX5 0AN

Offers Over £190,000

****TWO BED HOUSE & LAND AT REAR WITH OUTLINE PLANNING PERMISSION FOR A SINGLE DWELLING**APPLICATION NUMBER 25/00548/OUT**Offered FOR SALE with NO CHAIN is this TWO bedroom stone built SEMI-DETACHED property in Elland with land. Accommodation comprises; Entrance lobby, spacious lounge and kitchen. Cellar. To the first floor; landing, two bedrooms and bathroom. Loft room accessed via a drop down ladder. Paveline frontage and garden to rear. On street parking. 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.**

Ground Floor

Entrance Lobby



Upvc obscure double glazed door and window above to front, laminate floor and radiator. Staircase access to first floor and door to lounge;

Lounge 13'1" max x 13'1" max (4 max x 4 max)



Two radiators, laminate floor, telephone point and cable point. T.v. aerial lead, cornice to ceiling and ceiling rose. Upvc double glazed window to front, electric fire with tiled base and mobile room stat. Door to kitchen;

Kitchen 7'10" x 16'2" (2.4 x 4.95)



Having a range of wall and base units with laminate worktop and splashbacks. Fridge, electric oven, five ring gas hob and extractor hood above. Plumbing for washing machine and one and a half stainless steel sink and drainer. Laminate floor, radiator, Upvc double glazed window and Upvc double glazed French doors to rear. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

Housing the gas and electric meters and fusebox.

First Floor

Landing



Loft hatch with drop down ladder access to loft room and doors to bathroom and bedrooms;

Bedroom One 7'10" x 16'2" (2.4 x 4.95)



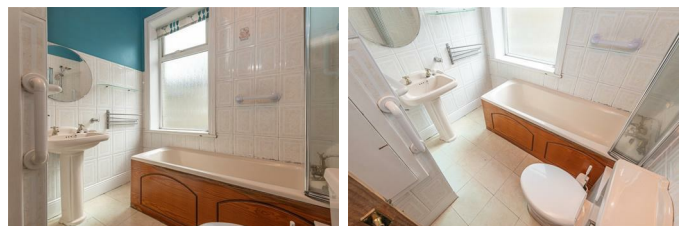
Radiator, air vent and feature fireplace. Fitted desk, t.v. aerial lead and Upvc double glazed window to rear.

Bedroom Two 9'2" x 13'1" (2.8 x 4)



Double bedroom with radiator, telephone point and feature fireplace. Upvc double glazed window to front, picture rail and fitted wardrobes to one alcove.

Bathroom 7'0" x 8'2" (2.15 x 2.5)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with folding glass shower screen and mixer shower over. Part tiled walls, laminate floor and Upvc obscure double glazed window to front. Grab rails, storage cupboard over the bulk head and radiator.

Second Floor

Loft Room



Having power and light. Radiator, exposed beams to ceiling, wooden double glazed velux window and 'Ideal' condensing combi boiler.

External



Paveline frontage and patio garden to rear. Outside tap and security light.

Land



Land at rear with outline planning permission for a single dwelling. Application number 25/00548/OUT

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.

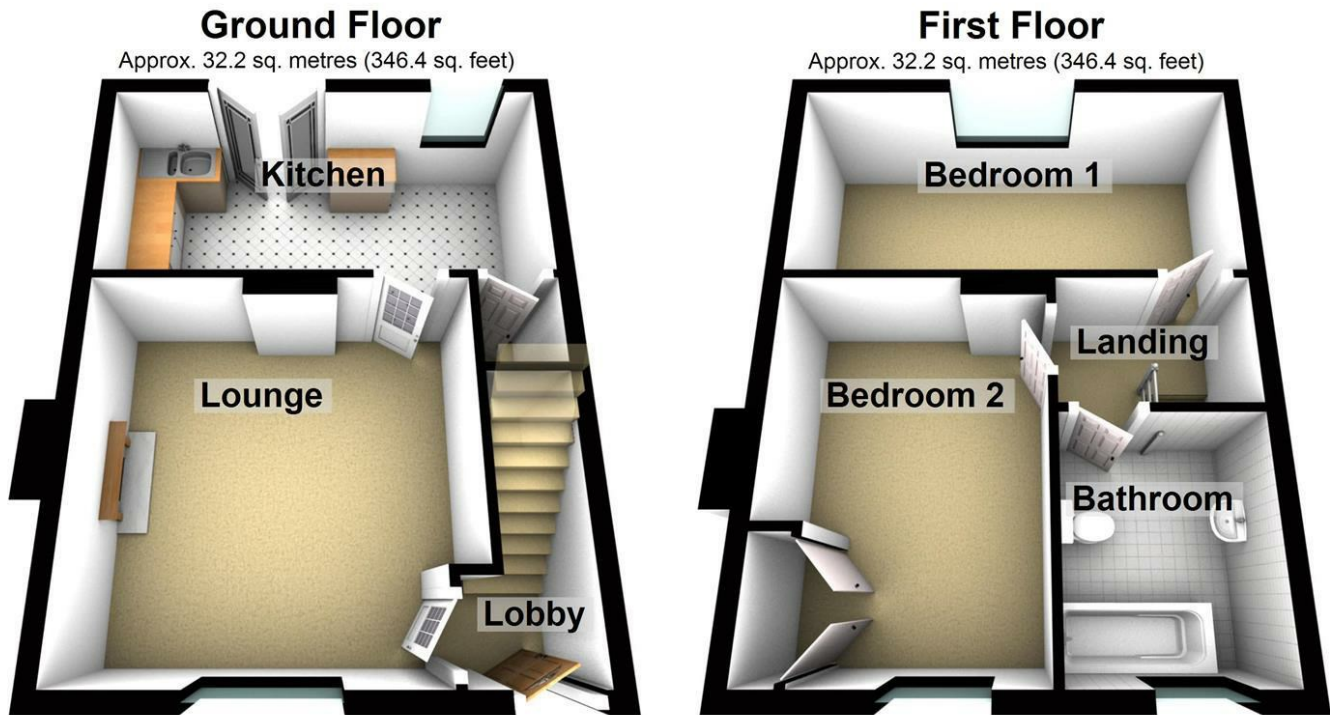
Boundaries & Ownerships

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

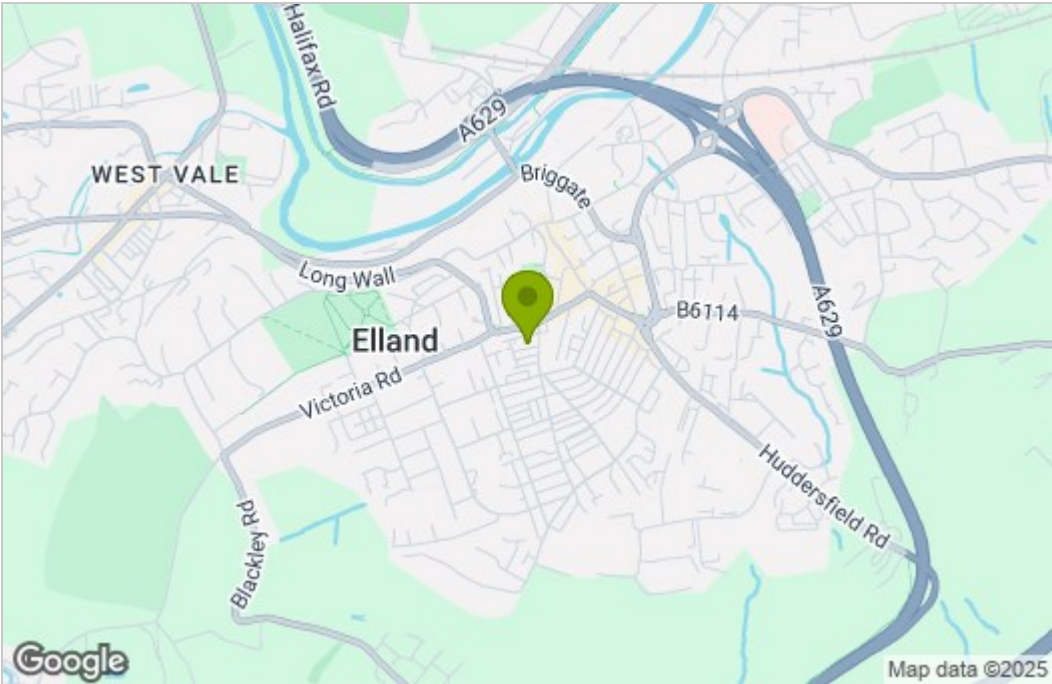
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Floor Plan

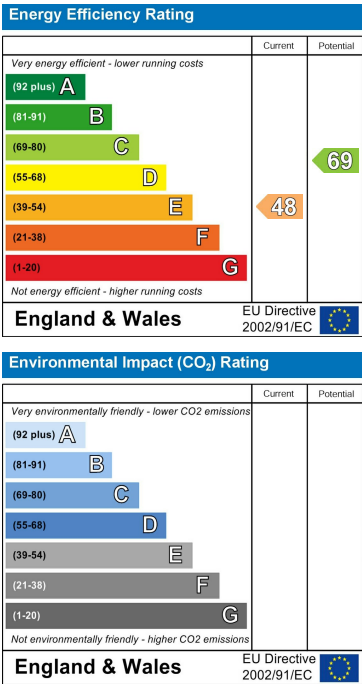


Total area: approx. 64.4 sq. metres (692.9 sq. feet)

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.