



47 Gordon Street, Elland, HX5 0AG

£155,000

Offered FOR SALE is this TWO bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge and kitchen. Cellar to the lower ground floor. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear. The property has the benefit of Upvc double glazing and gas central heating. Close to local amenities, transport links and access to the M62 motorway network. Ideal FTB. Viewing essential.

Ground Floor

Entrance Lobby

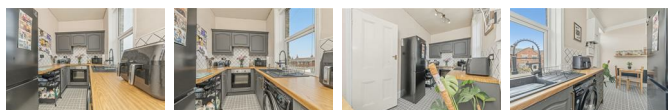
Composite obscure double glazed door with double glazed obscure panel above to front, rubber matting, radiator and staircase access to first floor. Door to lounge;

Lounge 13'3" max x 15'1" max (4.05 max x 4.6 max)



Radiator, Upvc double glazed window to front, telephone point and t.v. aerial lead. Living flame gas fire with tiled surround and base and decorative wooden fireplace. Door to kitchen;

Kitchen 6'4" x 14'9" (1.95 x 4.5)



Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Zanussi' electric oven and grill, 'Belling' four ring electric hob with 'Blanco' pull out extractor hood above. Stainless steel sink and drainer and plumbing for washing machine. Radiator, Upvc double glazed window to rear and Upvc obscure double glazed stained glass effect door with Upvc obscure double glazed panel above to rear. Wall mounted 'Ideal' condensing combi boiler. Door to lower ground floor;

Lower Ground Floor

Cellar

Houses the electric meter, gas meter and fusebox. Stone flagged floor and obscure single glazed window to front.

First Floor

Landing

Doors to bathroom and bedrooms;

Bedroom One 10'4" x 13'5" (3.15 x 4.1)



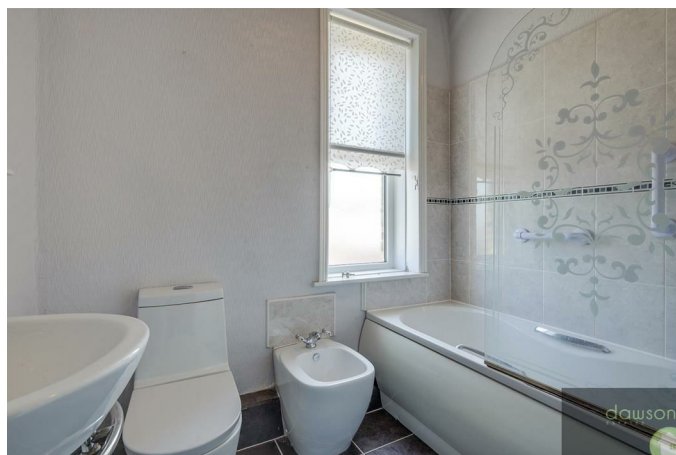
Double bedroom with radiator, cornice to ceiling and Upvc double glazed window to front. T.v. aerial lead and overstairs wardrobe with coat hooks, shelving, hanging rail and loft hatch. Telephone point and wall light.

Bedroom Two 8'6" x 10'11" (2.6 x 3.35)



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

Bathroom 7'6" x 8'2" (2.3 x 2.5)



Four piece suite comprising low flush w.c. pedestal wash basin bidet and bath with glass shower screen and mains shower over. Grab rails, extractor fan and Upvc obscure double glazed window to rear. Tiled floor, part tiled walls, radiator and storage cupboard with shelving.

External



To the front is an enclosed patio garden with soil borders. To the rear is an enclosed patio garden with external light.

Parking

On street parking

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.

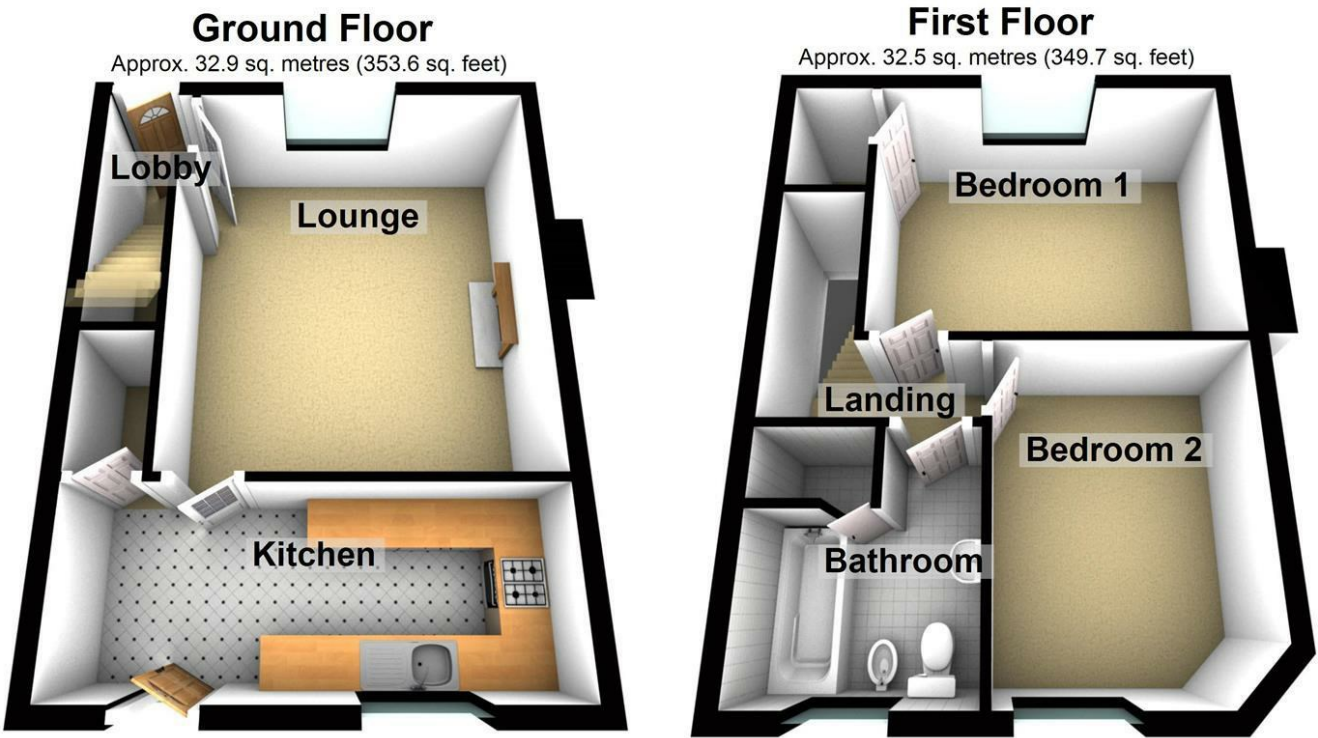
Boundaries & Ownerships

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

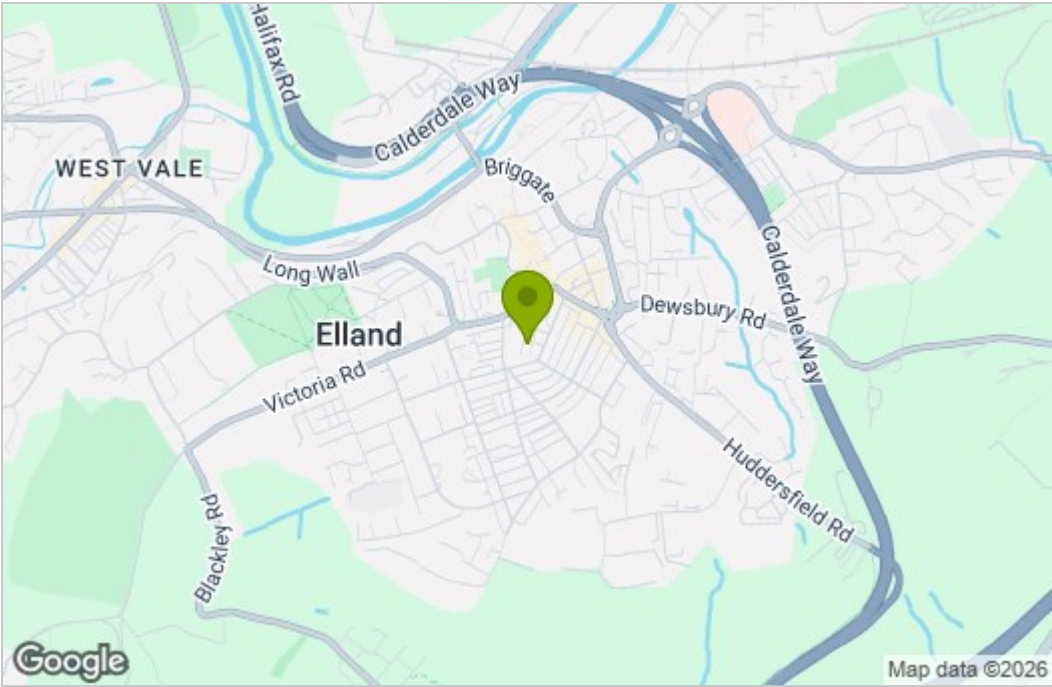
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Floor Plan

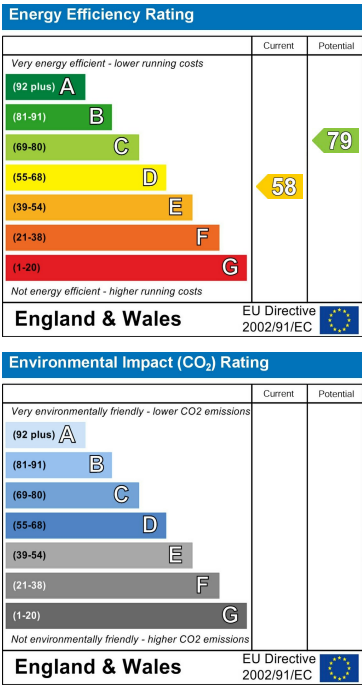


Total area: approx. 65.3 sq. metres (703.3 sq. feet)

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.