48 Caldercroft, Elland, HX5 9AY

£1,200 Per Month

TO LET - Recently renovated throughout - THREE bedroom semi-detached property tucked away on this popular cul-de-sac in Elland. Accommodation comprises; Entrance lobby, spacious lounge/diner, kitchen. Three bedrooms and bathroom to first floor. Gardens to three sides, driveway provides off road parking and leads to the garage. The property benefits from Upvc double glazing, hive controlled gas central heating and security alarm system. Close to local amenities, transport links and access to the M62 motorway network * Deposit £1,350 * Sorry no pets* Options of Part furnished/unfurnished

Ground Floor

Entrance Lobby
Radiator, hive room stat and Upvc leaded effect double glazed window to side. Upvc obscure leaded effect double glazed door to front, alarm control panel, staircase access to first floor and door to lounge;

Lounge 11'11" x 13'0" (3.63 x 3.96)
Radiator, coving to ceiling, Upvc leaded effect double glazed bay window to front. T.v. point, telephone point and electric fire. Useful understairs storage cupboard housing the wall mounted 'Worcester' combi boiler. Archway to dining area;

Dining area 7'3" x 10'0" (2.21 x 3.05)
Radiator, coving to ceiling and Upvc leaded effect double glazed window to rear. Door to kitchen;

Kitchen 7'6" x 9'11" (2.29 x 3.02)
Having a range of wall and base units with laminate worktop and tiled splashbacks. Tiled floor, stainless steel one and a half sink and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer and gas cooker point. Fusebox, Upvc leaded effect window and door to rear.

First Floor

Landing
Upvc leaded effect double glazed window to side, loft hatch and overstairs storage cupboard. Doors to bathroom and bedrooms;

Bedroom One 8'4" x 13'1" (2.54 x 3.99)
Double bedroom with radiator and Upvc leaded effect double glazed window to front.

Bedroom Two
Double bedroom with radiator and Upvc leaded effect double glazed window to rear.

Bedroom Three 6'4" x 7'3" (1.93 x 2.21)
Single bedroom with radiator and Upvc leaded effect double glazed window to front.

Bathroom 6'2" x 6'6" (1.88 x 1.98)
Three piece coloured suite comprising low flush w.c. pedestal wash basin and bath. Part tiled walls, radiator and Upvc obscure leaded effect double glazed window to rear.

External
To the front there is a lawn, external light and driveway leading to semi-detached garage with up and over door and storage in the eaves. To the side is a pebbled garden and patio. Security light, outside tap and gas and electric meters. To the rear is a pebbled garden with bushes and shrubbery.

Garage
Up and over door and storage in the eaves.

Parking
Driveway provides off road parking for three cars

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

Energy Rating
D

Council Tax Band
C

Rental Potential
We expect you could achieve £650pcm. Dawson Estates pay our Landlords Rent on Time every time. Ask a member of staff for details.

Viewings
Strictly by appointment. Contact Dawson Estates 01422 370320.

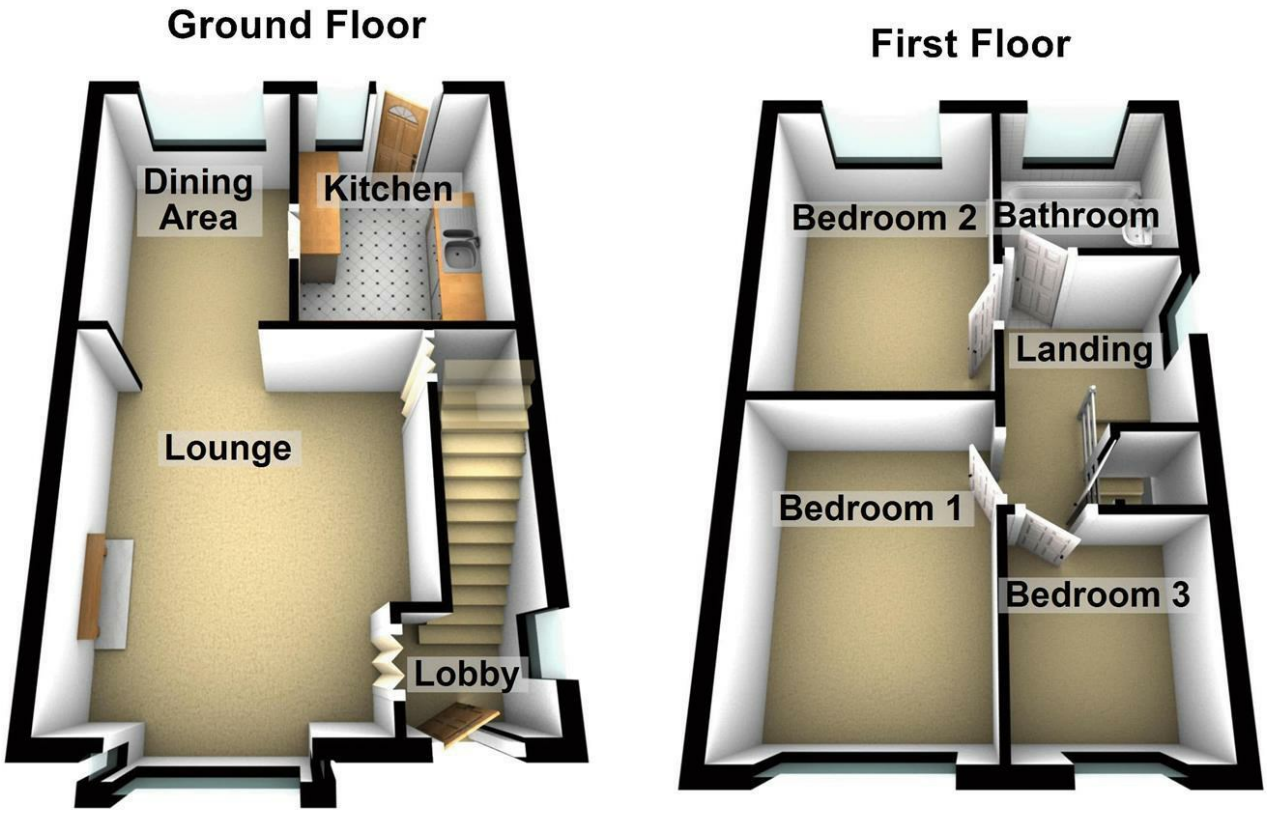
Property to Sell?
Call 01422 370320 for a FREE, no obligation valuation.

Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

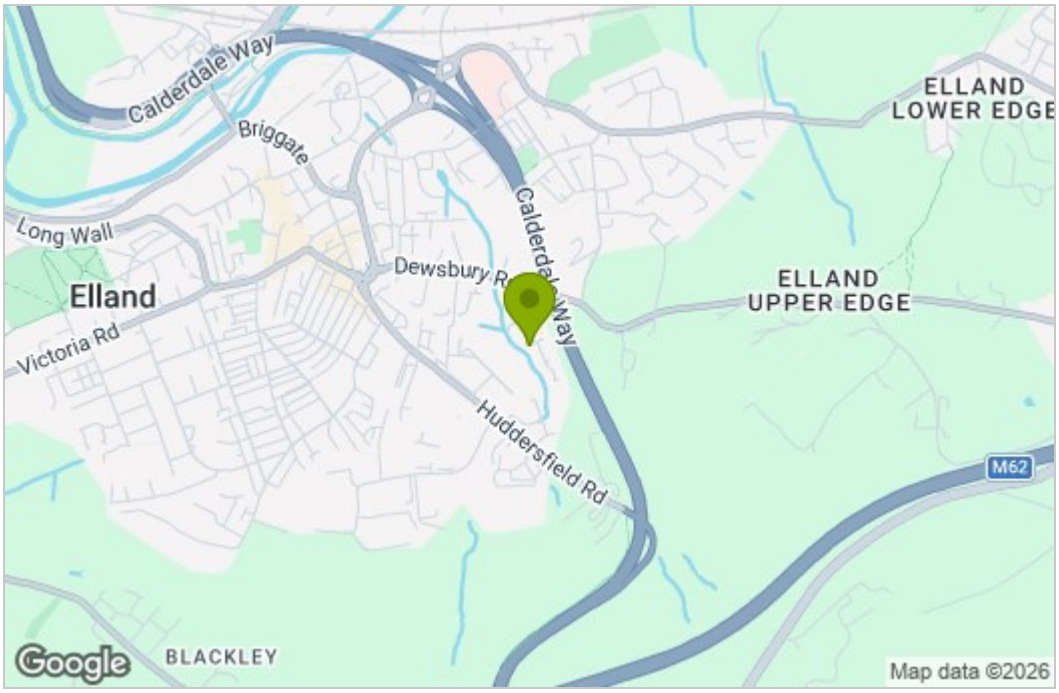
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

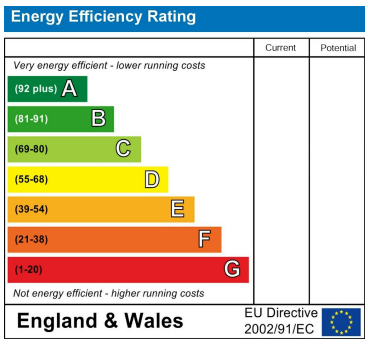
Floor Plan

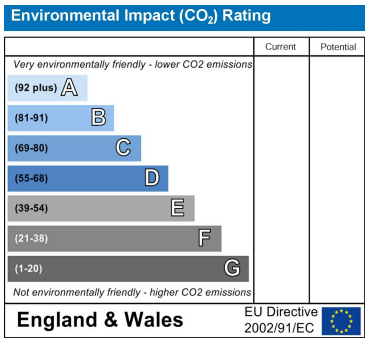


Area Map



Energy Efficiency Graph





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