







18 Bath Street, Elland, HX5 0NB

£170,000

Offered FOR SALE is this THREE bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance hallway, lounge, dining kitchen. Cellar. To the first floor; landing, two bedrooms and modern shower room. Attic Bedroom to second floor. Paveline frontage and enclosed 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.

Ground Floor

Entrance Hallway





Composite obscure double glazed door (2026) with obscure double glazed panel above to front. Laminate floor, radiator and cornice to ceiling. Staircase access to first floor and doors to dining kitchen and lounge;

Lounge





Radiator, laminate floor, Upvc double glazed window to front. Telephone point, wall lights, cornice to ceiling and living flame gas fire.

Dining Kitchen







Having a range of wall and base units with laminate worktop (2026). Plumbing for washing machine, acrylic one and a half sink and drainer, dishwasher. Double electric oven, electric hob and extractor hood above. Space for fridge/freezer, laminate floor and radiator. Spotlights, under cupboard sensor lights, Upvc double glazed window and Upvc double glazed door with window above to rear. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

At the top of the stairs Upvc double glazed window to rear, base unit with laminate worktop, combi boiler (2026) and gas meter. Electric meter in the cellar.

First Floor

Landing






Radiator, coving to ceiling, storage cupboard. Upvc double glazed window to rear, staircase access to second floor and doors to shower room and bedrooms;

Bedroom One




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

Bedroom Two




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

Shower Room




Three piece suite (2026) comprising low flush w.c. sink with vanity unit and walk in shower with glass shower screen, mains and waterfall shower. Shower walls, extractor fan, spotlights and laminate ceiling. Laminate floor, chrome heated towel radiator, illuminated mirror and Upvc obscure double glazed window to rear.

Second Floor

Attic Bedroom Three

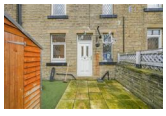





Double bedroom with radiator, laminate floor, beams to ceiling, undereaves storage and double glazed velux window.

External






Paveline frontage and patio and artificial lawn to rear.

Parking
On street parking

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

Energy Rating
D

Council Tax Band
A

Water
Water Rates

Viewings
Strictly by appointment. Contact Dawson Estates.

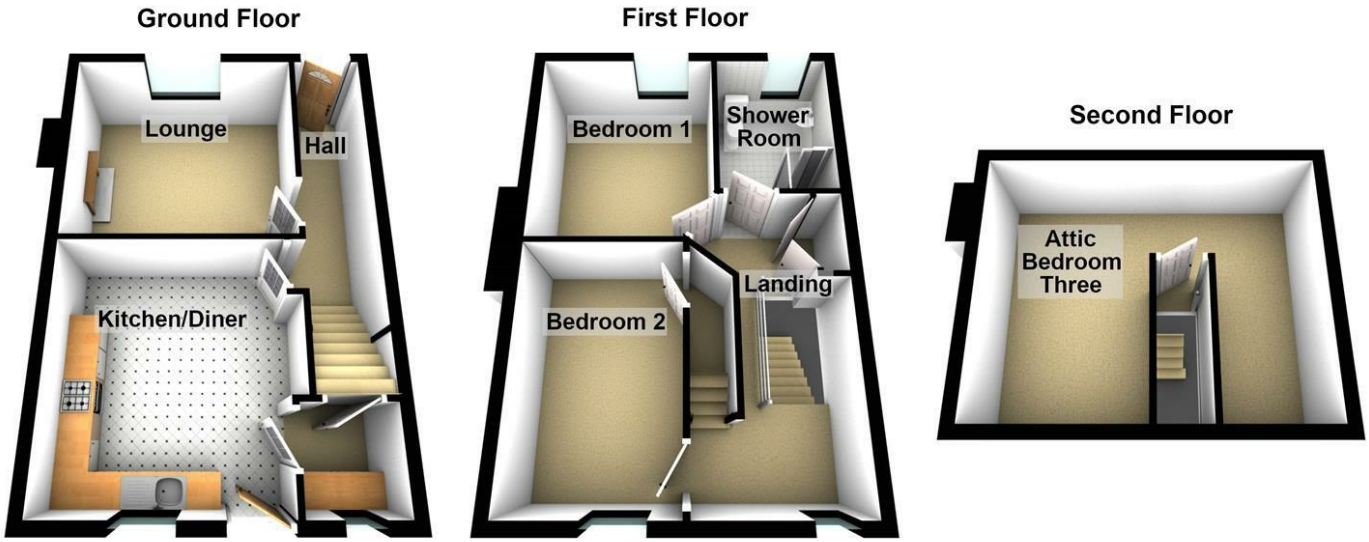
Property to Sell?
Call for a FREE, no obligation valuation.

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

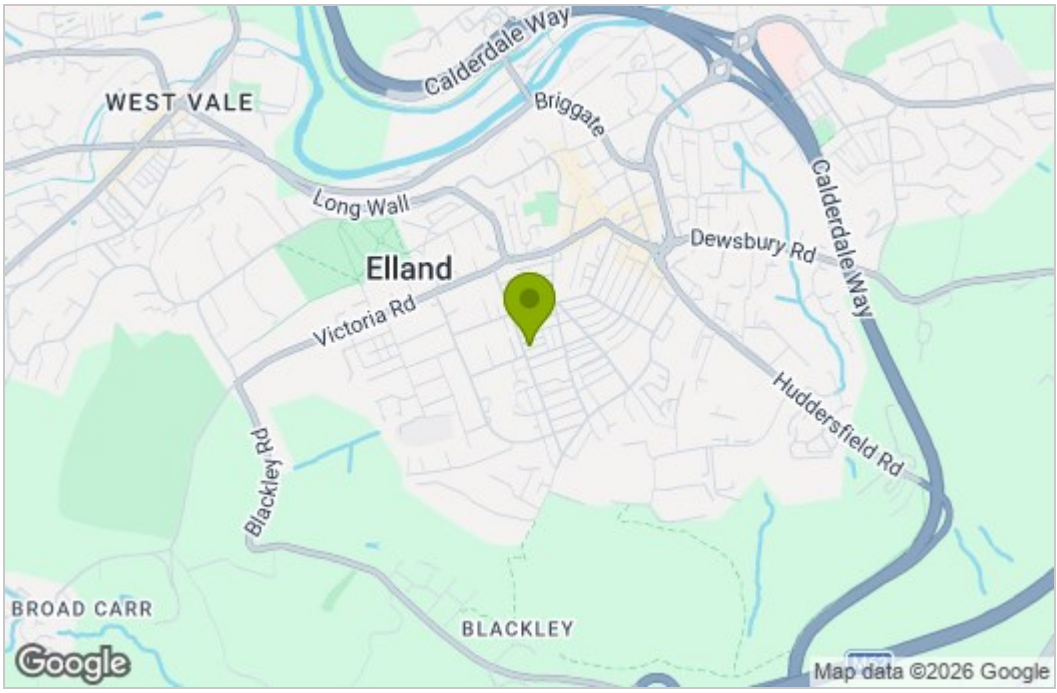
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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

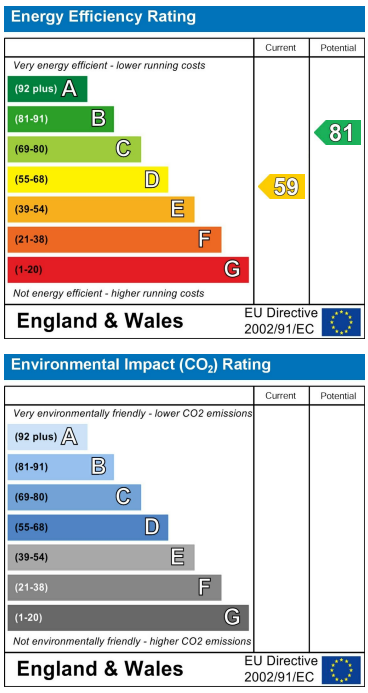
Floor Plan



Area Map



Energy Efficiency Graph



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.

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