7 Alexandra Crescent, Elland, HX5 9EH

£900 Per Month

Offered TO LET is this THREE bedroom end terrace property in the popular Lower Edge area of Elland. Accommodation comprises; Entrance hallway, lounge and kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear. Off road parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Deposit £900

Ground Floor

Entrance Hall

Laminate floor, wall lights and coving to ceiling. Radiator, dado rail and Upvc obscure double glazed door and side panel to front. Understairs storage housing the fusebox and electric meter. Staircase access to first floor, opening to kitchen and door to lounge;

Lounge 15'8" max x 16'10" max (4.8 max x 5.15 max)

Upvc double glazed windows and door to rear, air vents and cable point. Laminate floor, room stat, telephone point and radiator. Coving to ceiling, t.v. aerial lead and electric fire with decorative fireplace.

Kitchen 9'2" x 9'4" (2.8 x 2.85)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic sink and drainer, plumbing for washing machine and space for fridge/freezer. Electric cooker point with extractor hood above 'Ideal' condensing combi boiler, radiator, coving to ceiling and serving hatch. Laminate floor and Upvc double glazed window to front.

First Floor

Landing

Loft hatch, coving to ceiling and doors to bathroom and bedrooms;

Bedroom One 9'4" x 13'1" (2.85 x 4)

Double bedroom with radiator, cable point, coving to ceiling and Upvc double glazed window to rear.

Bedroom Two 9'4" x 12'9" (2.85 x 3.9)

Double bedroom with Upvc double glazed window to front, t.v. aerial lead, radiator, coving to ceiling.

Bedroom Three 6'2" x 10'4" (1.9 x 3.15)

Single bedroom with radiator, coving to ceiling and Upvc double glazed window to rear.

Bathroom 6'2" x 6'6" (1.9 x 2)

Three piece suite comprising low flush w.c. sink with vanity unit and bath with mains shower over. Extractor fan, part tiled walls, radiator and Upvc obscure double glazed window to front.

External

Paved and lawn garden to front. Gas meter, outside socket and tap. Patio garden to rear.

Parking
Block paved driveway provides off road parking.

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

Energy Rating
B

Council Tax Band
B

Viewings
Strictly by appointment. Contact Dawson Estates.

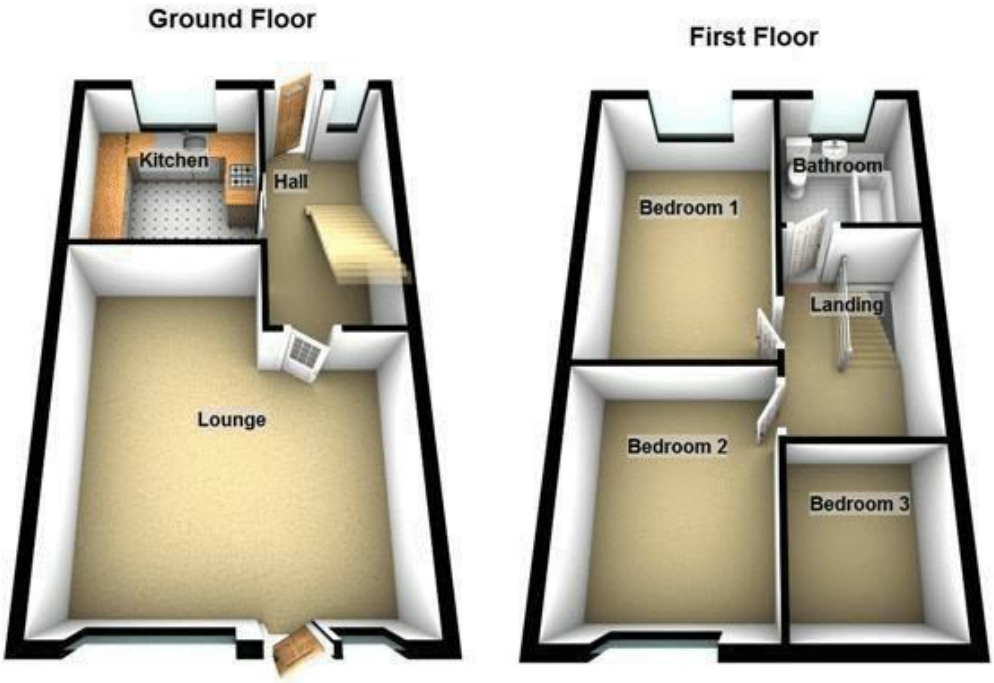
Property to Sell?
Call for a FREE, no obligation valuation.

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

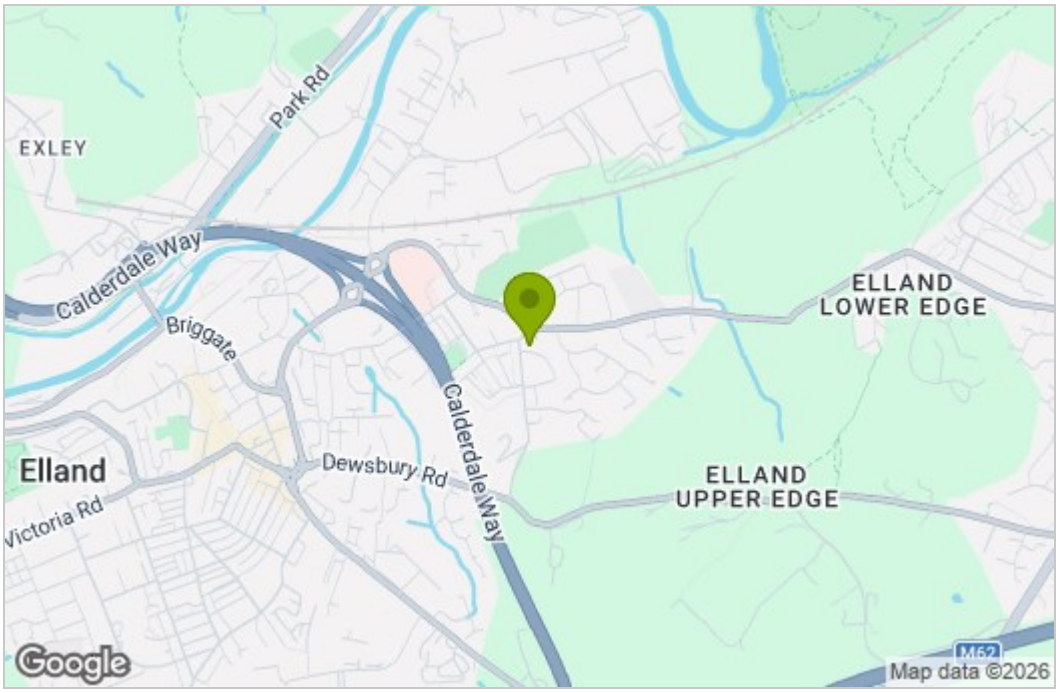
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

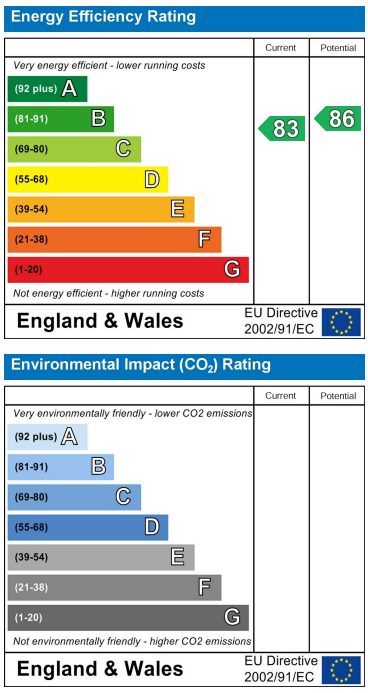
Floor Plan



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.

5 St Pauls Buildings Southgate, Elland, HX5 0EX
Tel: 01422370320 Email: www.dawsonestates.co.uk