

72 Whitwell Green Lane, Elland, HX5 9EG

Offers In The Region Of £99,950

Offered FOR SALE is this TWO bedroom red brick end terrace in the popular Lower Edge area of Elland. Accommodation comprises; Entrance lobby, lounge, rear lobby and dining kitchen. To the first floor; landing, two double bedrooms and bathroom. Gardens front and rear and 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 Lobby

Obscure double glazed door to front, radiator and fusebox. Staircase access to first floor, door to lounge;

Lounge 10'9" max x 14'6" max (3.3 max x 4.44 max)

Radiator, Upvc double glazed window to front and rear. Inset to chimney breast, mobile room stat and telephone point. Door to rear lobby;

Rear Lobby

Upvc obscure double glazed door to rear, understairs storage and opening to dining kitchen;

Dining Kitchen 8'0" max x 14'6" max (2.45 max x 4.44 max)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, space for dryer and gas cooker point. Space for American fridge/freezer, stainless steel sink and drainer. 'Alpa' condensing combi boiler, radiator and Upvc double glazed windows to front and rear.

First Floor

Landing

Upvc double glazed window to rear. loft hatch and doors to bathroom and bedrooms;

Bedroom One 7'10" x 14'6" (2.4 x 4.44)

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

Bedroom Two 8'6" max x 10'9" max (2.6 max x 3.3 max)

Double bedroom with radiator, Upvc double glazed window to front and air vent on the chimney breast. Storage cupboard over the stairs.

Bathroom 5'6" x 7'10" (1.7 x 2.4)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower over. Radiator, tiled walls and Upvc obscure double glazed window to rear.

External

Lawn garden to the front and rear.

Parking

On street parking

Tenure

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

Energy Rating

C

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.

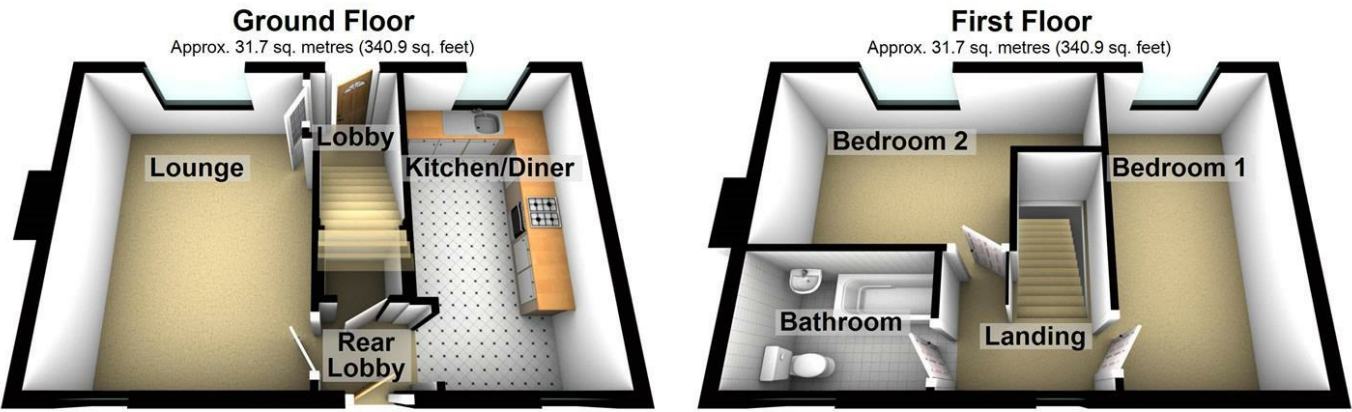
Mortgages

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.**

Other Details

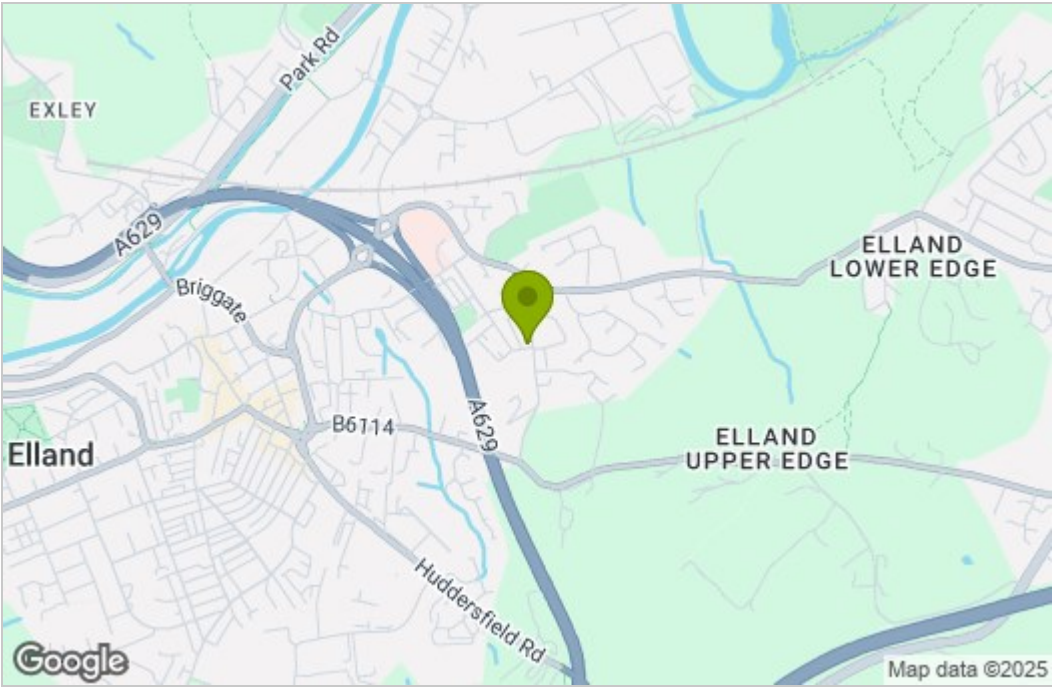
The property is let on a periodic tenancy at £495pcm.

Floor Plan

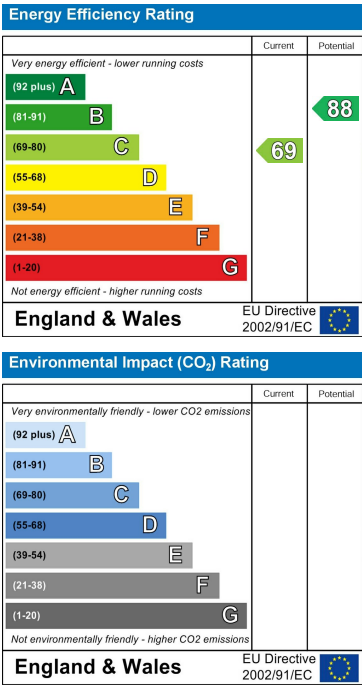


Total area: approx. 63.3 sq. metres (681.8 sq. feet)

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.