



75 Lower Edge Road, Elland, HX5 9PL

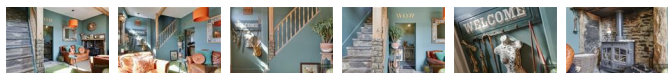
£165,000

Offered FOR SALE is this STUNNING TWO BED SEMI-DETACHED property in the popular area of Lower Edge, Elland. Accommodation comprises; Lounge, kitchen, sun room and cellar. To the first floor; landing, two bedrooms and bathroom. Driveway to front provides off road parking and garden to rear.

The property benefits from Upvc double glazing, gas central heating and smart meters. The roof was turned and relined in 2023. New boiler installed in 2023. The property has a 12 ft x 22 ft summer house with power, light and dual fuel fire. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Ground Floor

Lounge 10'5" x 16'10" (3.2 x 5.15)



Exposed floor, cast iron radiator and Upvc double glazed window to front. Composite obscure double glazed door and panel above to front, exposed beam to ceiling and staircase access to first floor. Cast iron dual fuel stove with stone base, surround and mantel. Air vent, t.v. point telephone point and cable point. Opening to kitchen;

Kitchen 5'2" max x 16'10" max (1.6 max x 5.15 max)



Free standing base units with belfast sink, electric and gas cooker point and space for fridge/freezer. Tiled floor, radiator and two Upvc double glazed windows to rear. Shelving, part wood paneled walls and ceiling, door to staircase access to lower ground floor. Upvc double glazed stable door leads to sun room;

Sun Room 3'1" x 9'2" (0.95 x 2.8)



Floorboards, exposed stone wall and Upvc double glazed windows to side and rear. Upvc double glazed door to rear.

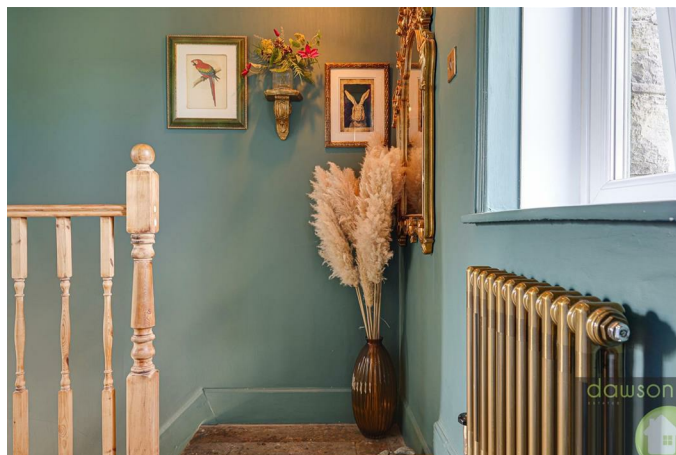
Lower Ground Floor

Cellar

Vaulted cellar with power and light. Radiator, electric meter and fusebox. Stop tap and plumbing for washing machine.

First Floor

Landing



Stone steps lead up to the landing. Floorboards, cast iron radiator and Upvc double glazed window to rear. Loft hatch with drop down ladder. Fully boarded. Storage cupboard housing the wall mounted condensing combi boiler. Doors to bathroom and bedrooms;

Bedroom One 9'10" x 10'5" (3 x 3.2)



Double bedroom with floorboards, built in storage cupboard, radiator and Upvc double glazed window to front.

Bedroom Two 6'0" max x 10'5" max (1.85 max x 3.2 max)



Single bedroom with radiator, Upvc double glazed window to rear, shelving and hanging rails with curtain.

Bathroom 5'2" x 6'0" (1.6 x 1.85)



Three piece suite comprising low flush w.c. pedestal wash basin and jacuzzi bath with mains shower over. Floorboards, extractor fan, tiled walls and Upvc obscure double glazed window to front.

External



To the front is a driveway providing off road parking for 1/2 cars. Gas meter. To the side the property has use of one of the stone outbuildings to store bins. To the rear is a mature garden with pebbled area, lawn and plenty of bushes, shrubbery and trees. From the wall the garden is claimed land (current owners have used it for 11 years). Thus it is not on the title. Shed with power and light and Summer House

Summer House



Windows and door to front. Wood floor, power and light and cast iron dual fuel fire.

Parking

Off road parking to front

Tenure

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

Water

Water rates

Energy Rating

E

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

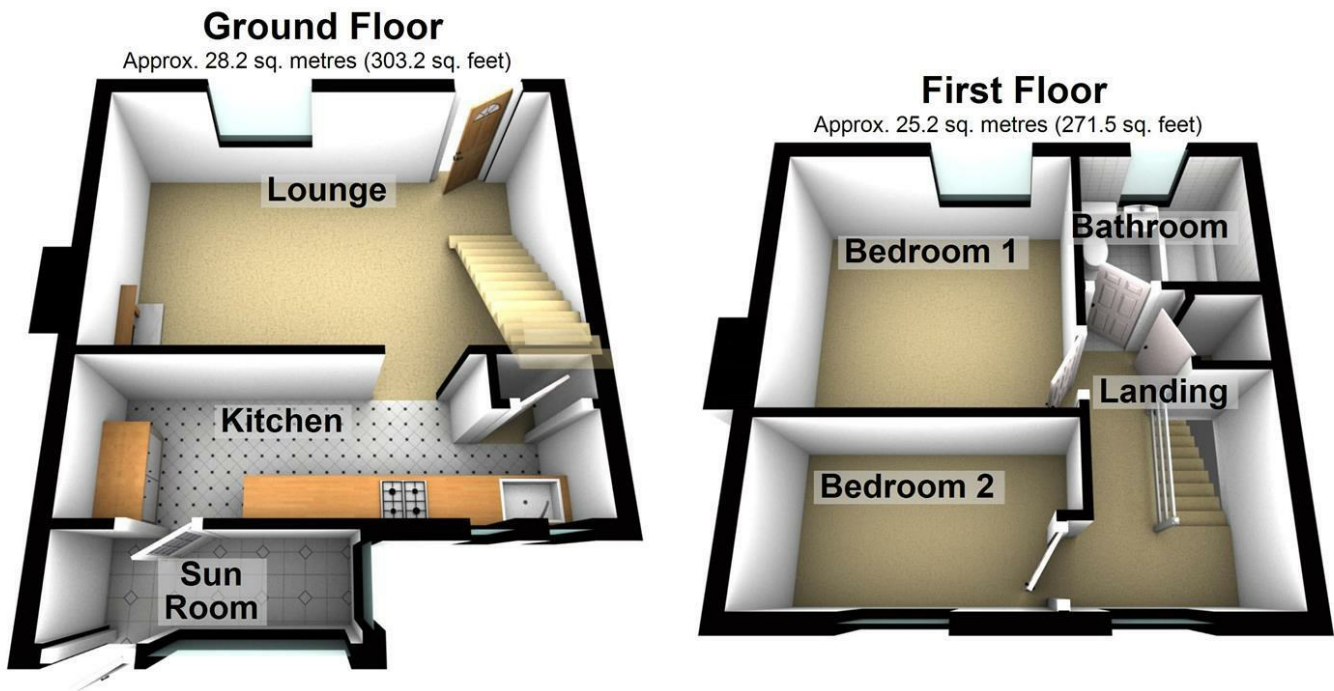
The boundaries and ownerships have not been

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

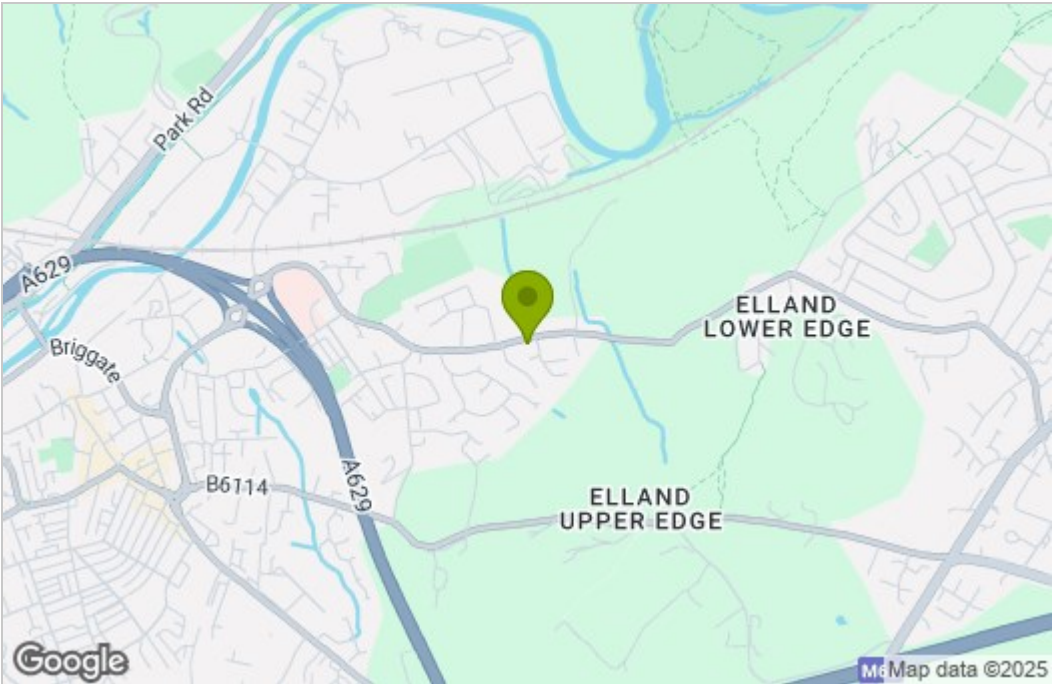
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

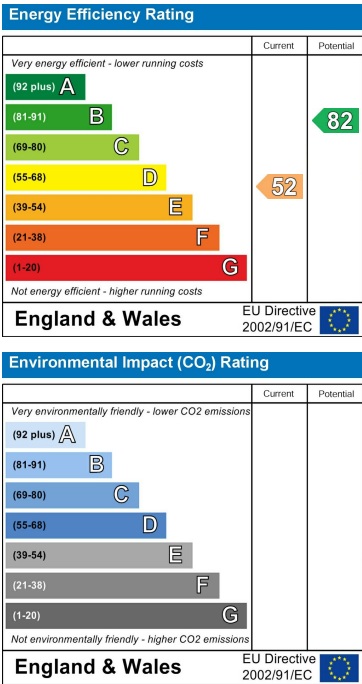


Total area: approx. 53.4 sq. metres (574.7 sq. feet)

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.