



123 Langdale Street, Elland, HX5 0LZ

£135,000

Offered FOR SALE is this TWO bedroom stone built mid terrace property in Elland. Accommodation comprises; Entrance lobby, lounge, dining kitchen and cellar. To the first floor; landing, two bedrooms and bathroom. Garden front and 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. Ideal first time buyer property. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door and panel above to front. Laminate floor, staircase access to first floor and door to lounge;

Lounge 10'2" max x 13'9" max (3.1 max x 4.2 max)



Upvc double glazed window to front, radiator and picture rail. Coving to ceiling, ceiling rose and mobile room stat. Telephone point, cable point and t.v. aerial lead. LVT floor.

Dining Kitchen 12'9" x 16'8" (3.9 x 5.1)



Having a range of wall and base units with laminate worktop and tiled splashback. Stainless steel sink and drainer, plumbing for washing machine and dishwasher and gas cooker point. Laminate floor, Upvc double glazed window to rear, radiator and built in shelving and cupboard to one alcove. Living flame gas fire with marble effect base and surround and wooden fireplace. Obscure double glazed composite door and panel above to rear. Wall mounted 'Viessman' condensing combi installed in 2022.

Lower Ground Floor

Cellar

Housing the gas and electric meter, fusebox and stop tap.

First Floor

Landing

Loft hatch and doors to bathroom and bedrooms;

Bedroom One 11'3" x 13'11" (3.45 x 4.25)



Double bedroom with upright radiator, fitted wardrobe to one alcove and Upvc double glazed window to front.

Bedroom Two 9'10" x 11'9" (3 x 3.6)



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

Bathroom 6'10" x 9'2" (2.1 x 2.8)



Three piece suite comprises low flush w.c. pedestal wash basin and 'p' shaped bath with mains waterfall shower. Tiled floor, tiled splashbacks and chrome heated towel radiator. Upvc obscure double glazed window to rear.

External



To the front is an enclosed yard. To the rear is an enclosed patio and tiled garden. Security light.

Parking

On street parking

Tenure

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

Energy Rating

D

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.

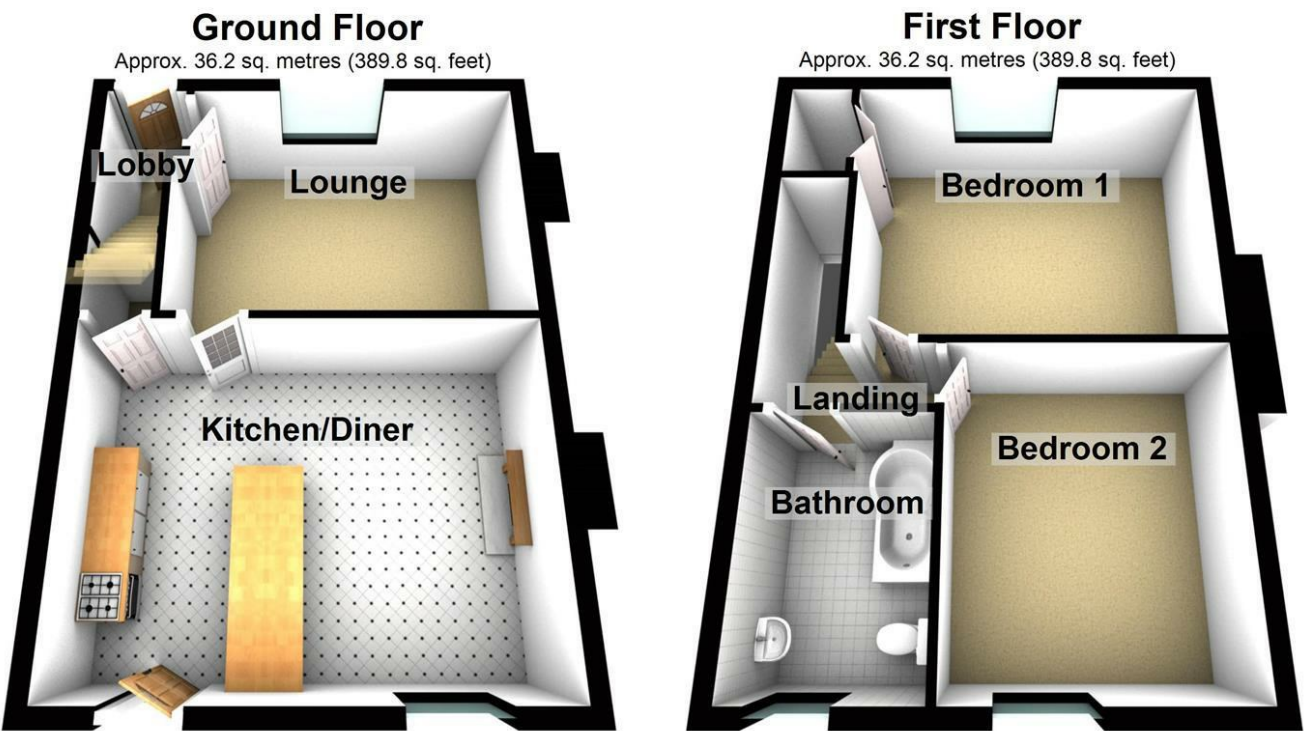
Boundaries & Ownerships

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

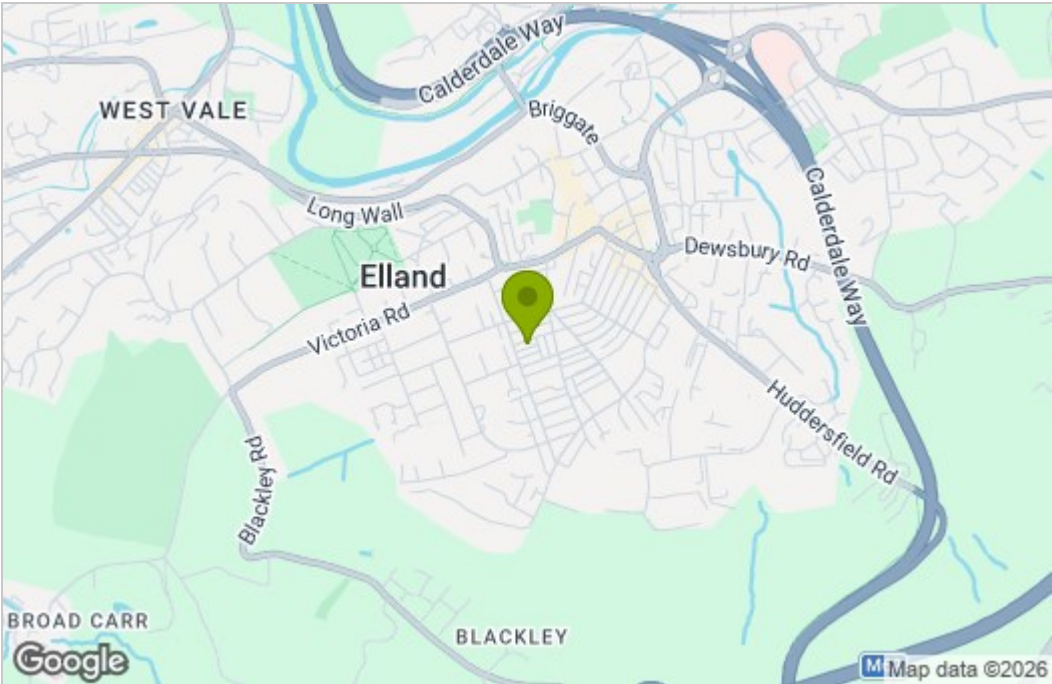
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Floor Plan

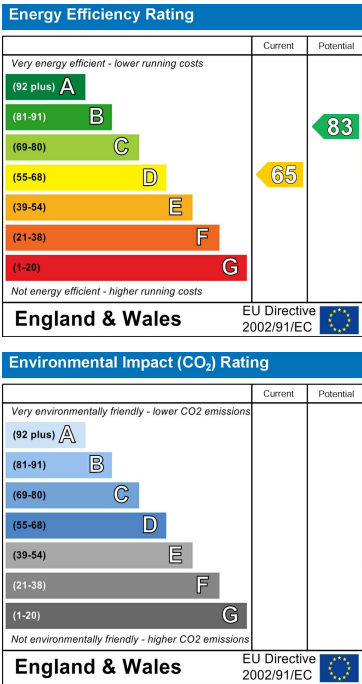


Total area: approx. 72.4 sq. metres (779.5 sq. feet)

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.