



118 Huddersfield Road, Elland, HX5 0EE

**£198,000**

Offered FOR SALE is this FOUR bedroom stone built mid terrace property on the outskirts of Elland. Accommodation comprises; Entrance hallway, lounge, dining kitchen and utility. Cellar. To the first floor; landing, two bedrooms and bathroom. To the second floor; landing and two bedrooms. 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 family home. Viewing essential.

## Ground Floor

### Entrance Hallway

Radiator, wood floor, room stat and spotlights. Composite obscure double glazed door with Upvc obscure double glazed window above to front. Staircase access to first floor and doors to dining kitchen and lounge;

### Lounge 12'7" max x 13'9" max (3.85 max x 4.2 max)



Radiator, wood floor, wood burner and cornice to ceiling. Upvc double glazed window to front.

### Dining Kitchen 13'7" x 16'0" (4.15 x 4.9)



Having a range of wall and base units with laminate worktop and laminate splashback. Stainless steel sink, plumbing for dishwasher and space for Range oven with tiled splashback. Laminate floor, radiator and spotlights. Space for fridge/freezer and Upvc double glazed window to rear. Door to staircase access to lower ground floor and door to utility;

### Utility 5'8" x 8'0" (1.75 x 2.45)



Base units with wooden worktop, belfast sink and plumbing for washing machine. Radiator, tiled floor and Upvc obscure double glazed window to rear. Upvc double glazed window and stable door to rear, spotlights and 'BAXI' condensing combi boiler.

## Lower Ground Floor

## Cellar

Having power and light. Radiator, fusebox, electric meter and stop tap.

## First Floor

### Landing

Spotlights, radiator, door to staircase access to second floor and doors to bathroom and bedrooms;

### Bedroom One 13'9" x 16'0" (4.2 x 4.9)



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

### Bedroom Two 9'2" x 10'7" (2.8 x 3.25)



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

### Bathroom 6'10" x 10'7" (2.1 x 3.25)



Four piece suite comprising floating w.c. sink with vanity unit free standing bath with floor tap and mixer shower and walk in double shower with glass shower screen and mains shower. Tiled floor, part tiled walls and chrome heated towel radiator. Spotlights, extractor fan and Upvc obscure double glazed window to rear.

## Second Floor

### Landing

Loft hatch, wall lights and doors to bedrooms;

### Bedroom Three 16'0" max x 17'0" max (4.9 max x 5.2 max)



Double bedroom with radiator, spotlights, exposed beams and Upvc double glazed dormer window to front. Cast iron original fireplace and lights under the eaves.

### Bedroom Four 9'4" x 14'7" (2.85 x 4.45)



Double bedroom with exposed beams, undereaves storage and loft hatch. Radiator, wooden double glazed velux window and wall light.

### Shower Room 4'7" x 5'1" (1.4 x 1.55)



Three piece suite comprising low flush w.c. sink and corner shower with mains shower. Tiled floor, part tiled walls and spotlights. Extractor fan, wall light and chrome heated towel radiator.

## External



Enclosed yard to front. To the rear is a patio garden with external light and gas meter.

### Parking

On street parking

### Tenure

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

### Energy Rating

TBC

### Council Tax Band

B

### 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.

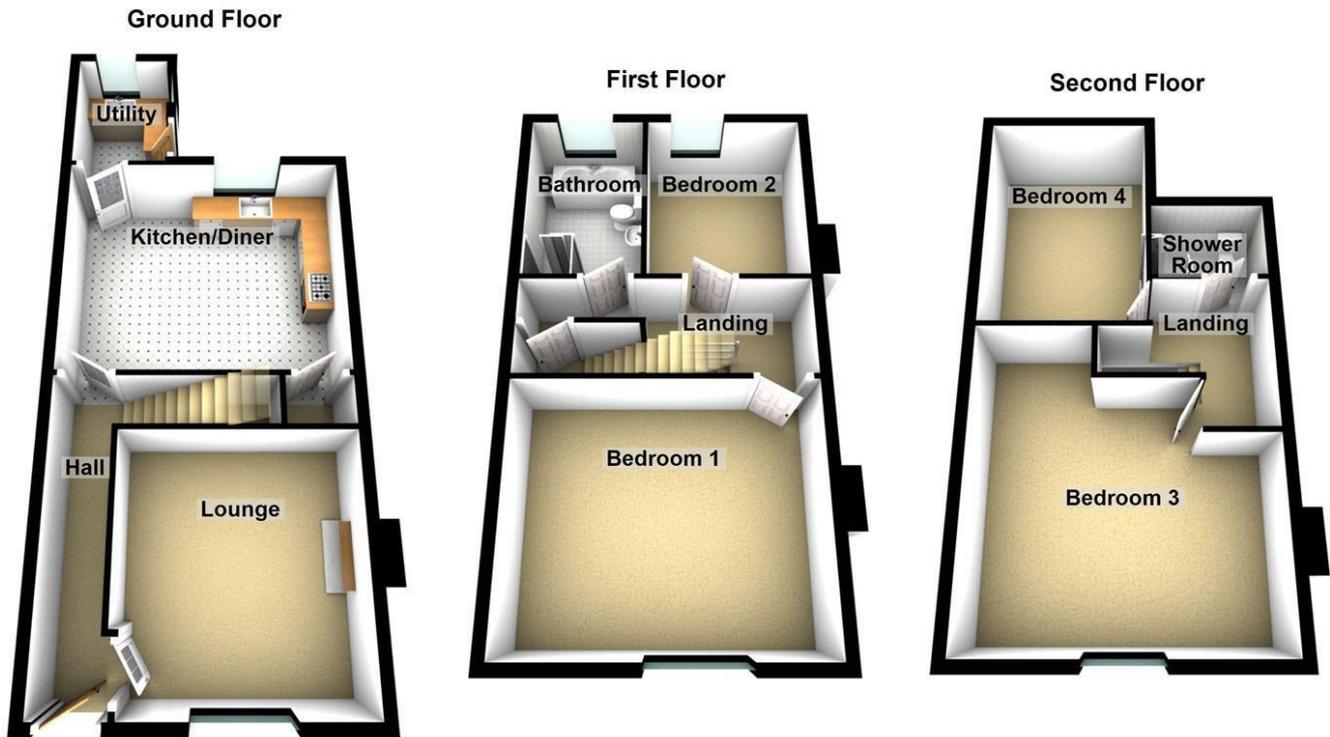
### Boundaries & Ownerships

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.

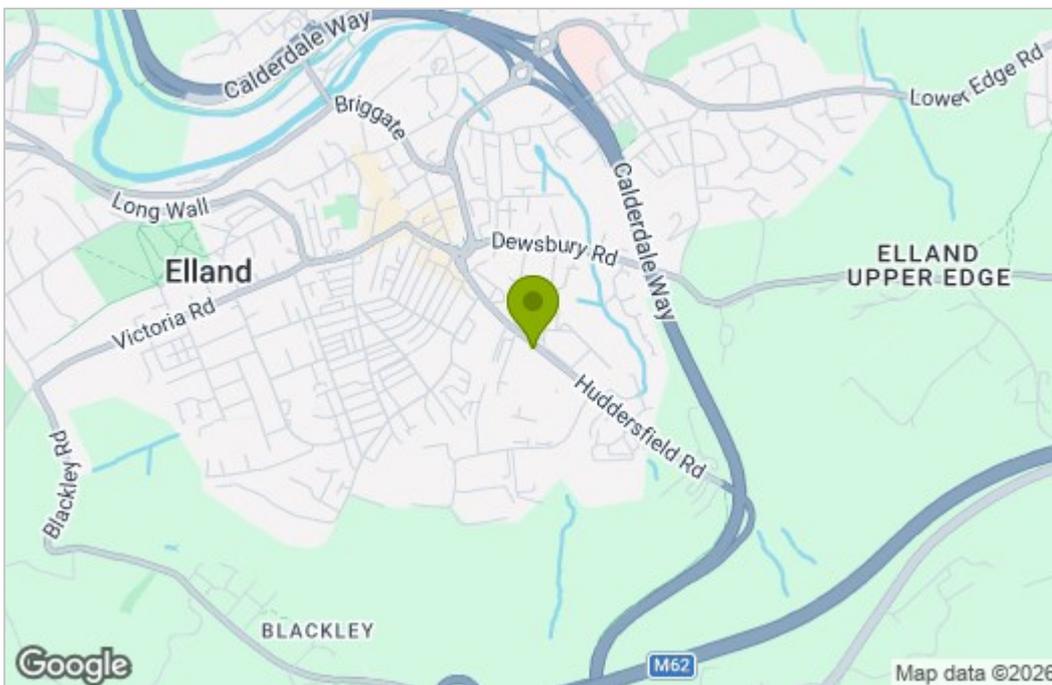
### Mortgages

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.