



34 South Lane, Elland, HX5 0TF

**£250,000**

Offered FOR SALE is this superb extended TWO bedroom stone built end terrace in the sought after area of Blackley. Accommodation comprises; Lounge with cast iron dual fuel stove and dining kitchen with concertina doors leading onto the gorgeous enclosed cottage garden. Cellar. To the first floor; landing, double bedroom, single bedroom and modern bathroom. Paveline frontage and garden to rear. On street parking. The property benefits from Upvc double glazing (All windows and door to front, bedroom two and bathroom replaced 2022), gas central heating (Ideal Logic condensing combi boiler fitted 2023), mains wired smoke alarms and security alarm system. Extended and rewired in 2018. Rendering to side of property and new roof at the front of the house in 2022). Close to amenities, transport links and access to the M62 motorway network. Viewing is essential.

## Ground Floor

### Lounge 13'9" x 14'1" (4.2 x 4.3)



Composite double glazed door, obscure double glazed panel above and Upvc double glazed window to front. Radiator, exposed beams and karndean flooring. Cast iron dual fuel stove (fitted 4/5 years ago) with stone base and fireplace. Telephone point, t.v. point and door to staircase access to first floor. Door to dining kitchen;

### Dining Kitchen 14'1" x 19'4" (4.3 x 5.9)



Fitted in 2018 cream shaker style wall and base units with oak worktops and tiled splashbacks. Island, wine cooler, dishwasher and plumbing for washing machine. Space for fridge/freezer, gas/electric cooker point and extractor hood above. Two radiators, karndean floor and belfast sink. Two Upvc double glazed velux windows and Upvc anthracite grey concertina doors to rear leading onto the garden. Electric roller blinds and exposed stone wall. Door to lower ground floor;

## Lower Ground Floor

### Cellar

Log store, electric meter and fusebox.

### First Floor

#### Landing

Radiator, loft hatch, exposed beams and spotlights. Upvc double glazed window to side and doors to bathroom and bedrooms;

### Bedroom One 10'2" x 14'1" (3.1 x 4.3)



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

### Bedroom Two 5'6" x 9'0" (1.7 x 2.75)



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

### Bathroom 5'2" x 8'6" (1.6 x 2.6)



Three piece white suite comprising low flush w.c., sink with waterfall tap and bath with waterfall tap and mains waterfall shower. Part tiled walls, spotlights and tiled floor. Upvc obscure double glazed window to side, storage cupboard and tiled windowsill and bulk head.

### External



Paveline frontage to front. Gas meter. Enclosed cottage garden to rear. Mainly laid to lawn with soil borders having various bushes and shrubbery, raised patio area and wooden shed. Outside tap and external up and down lights.

### Parking

On street parking

### Tenure

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

### Energy Rating

D

## **Council Tax Band**

A

## **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.

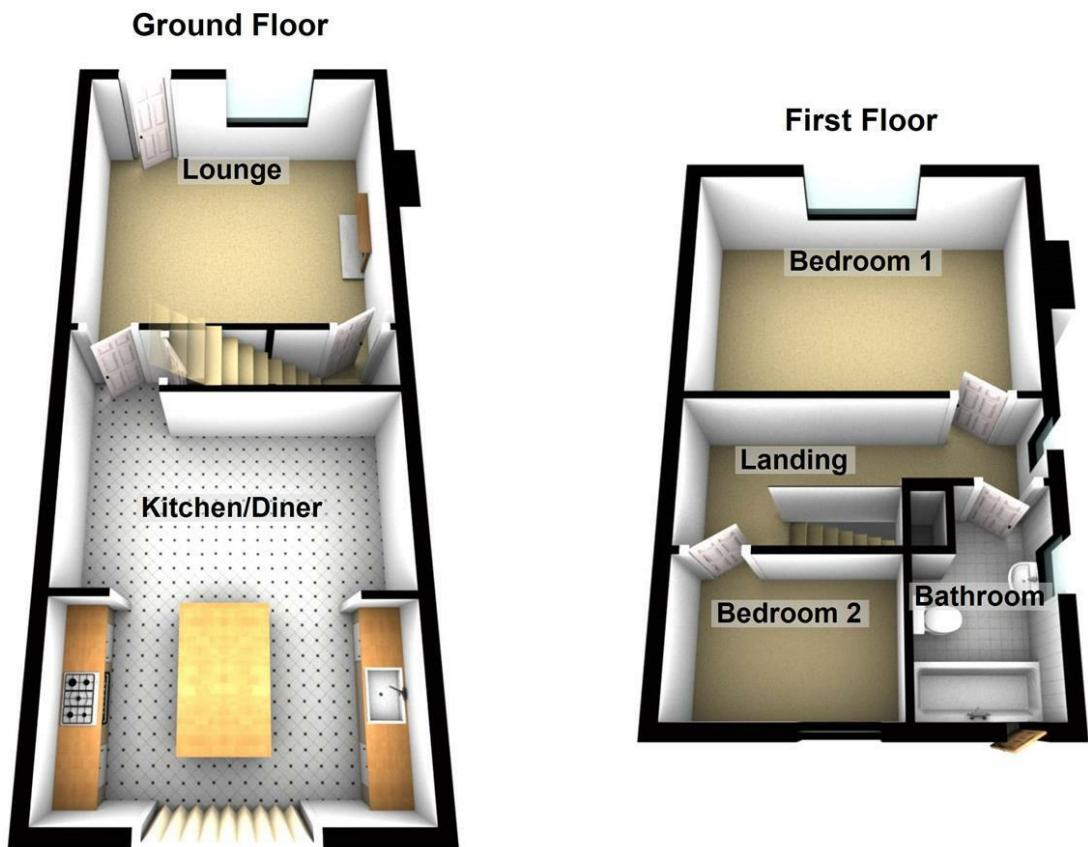
## **Boundaries & Ownerships**

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.

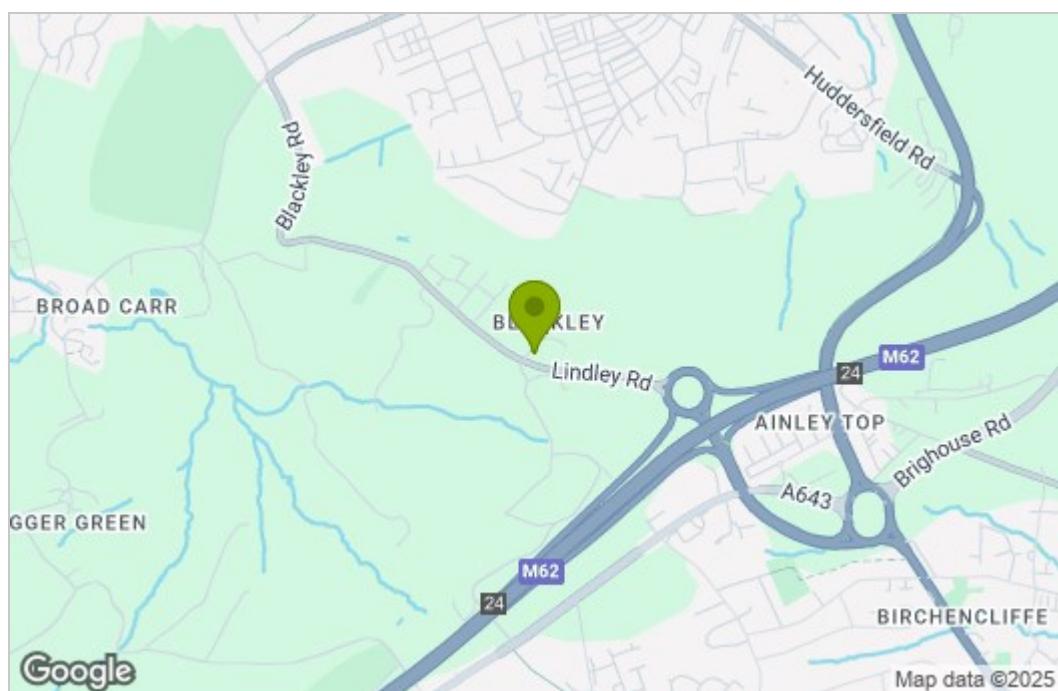
## **Mortgages**

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.

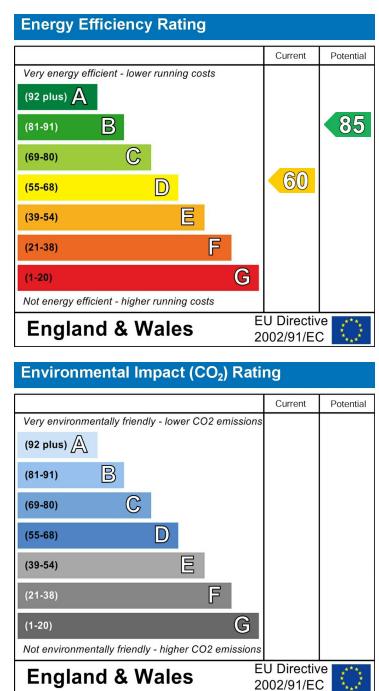
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.