



1 Northgate, Elland, HX5 0RU

**£135,000**

Offered FOR SALE is this TWO bedroom stone built cottage on the outskirts of Elland. Accommodation comprises; Entrance porch, hallway, spacious lounge, dining kitchen and cellar. Two double bedrooms, bathroom and w.c. The property benefits from Upvc double glazing, security alarm system and gas central heating. On street parking. Close to the amenities of Elland, transport links and access to the M62 motorway network. Ideal FTB. Viewing essential.

## Ground Floor

### Entrance Porch 2'11" x 7'10" (0.9 x 2.4)

Wooden obscure glazed door, two Upvc double glazed leaded effect windows, tiled floor and inset ceiling spotlights. Door to hallway;

### Hallway

Radiator, fusebox, staircase access to first floor and doors to dining kitchen and lounge;

### Lounge 13'3" max x 16'4" max (4.05 max x 5 max)



Two radiators, Upvc double glazed leaded effect window to front and wall lights. Telephone point, t.v. aerial lead and cast iron gas stove.

### Dining Kitchen 13'1" x 16'4" (4 x 5)



Two Upvc double glazed leaded effect windows to front, wood panelled wall, radiator, feature stone fireplace with cast iron gas stove. The kitchen has wall and base units with laminate worktop and tiled splashbacks, stainless steel sink and drainer, space for fridge/freezer, integrated electric 'Lamona' oven, and electric 'Lamona' hob with extractor hood above. Plumbing for washing machine, laminate floor, storage cupboard and stop tap.

## First Floor

### Landing



Doors to bathroom, w.c. and bedrooms;

### Bedroom One 13'9" max x 16'8" max (4.2 max x 5.1 max)



Double bedroom with radiator, fitted wardrobes with mirrored sliding doors, wall lights and coving to ceiling. Upvc double glazed leaded effect window to front.

### Bedroom Two 10'9" x 12'3" (3.3 x 3.75)



Double bedroom with radiator, decorative cast iron fireplace with wooden mantelpiece. Fitted wardrobes, one with mirrored sliding doors, loft hatch and Upvc double glazed leaded effect window to front.

### Bathroom 5'6" x 7'4" (1.7 x 2.25)



Two piece suite comprising pedestal wash basin and bath with mixer shower over and folding glass shower screen. Radiator, tiled floor and tiled walls. Upvc obscure leaded effect double glazed window to front, wood panelled ceiling and inset ceiling spotlights.

**W.c. 3'7" x 7'4" (1.1 x 2.25)**



Low flush w.c. radiator, tiled floor and walls. Wood panelled ceiling and Upvc obscure leaded effect double glazed window to front

#### **External**



Paveline frontage with storage under the porch. Gas and electric meter.

#### **Parking**

On street parking

#### **Tenure**

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

#### **Water**

Water meter

#### **Energy Rating**

D

#### **Council Tax Band**

A

#### **Viewings**

Strictly by appointment. Contact Dawson Estates 01422 370320.

#### **Property to Sell?**

Call 01422 370320 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**

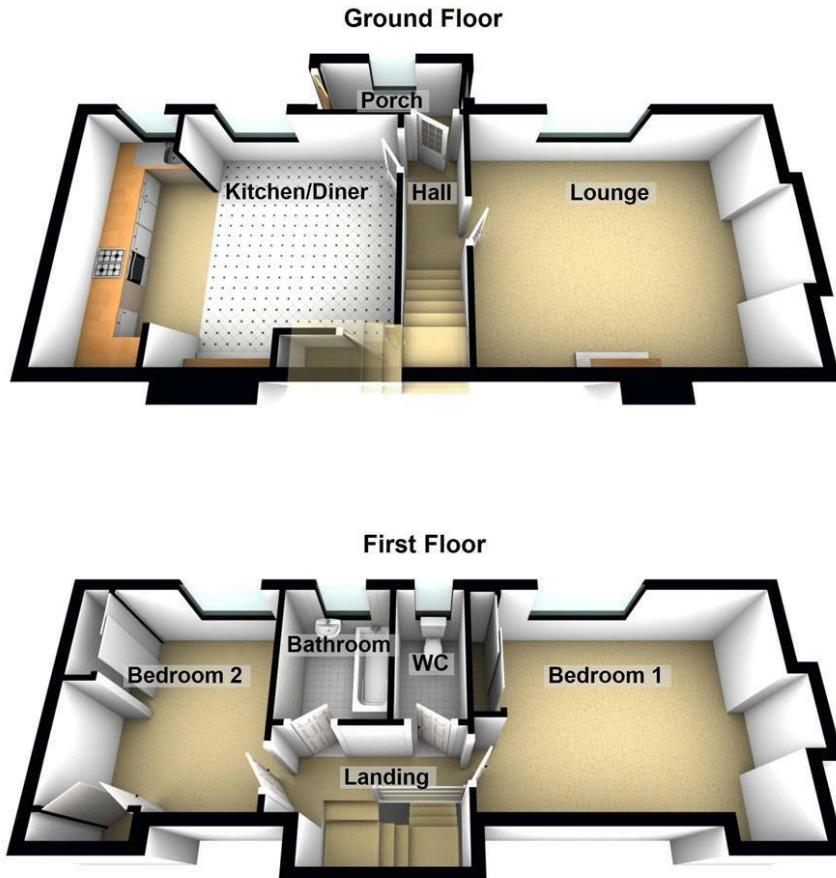
The boundaries and ownerships have not been

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.

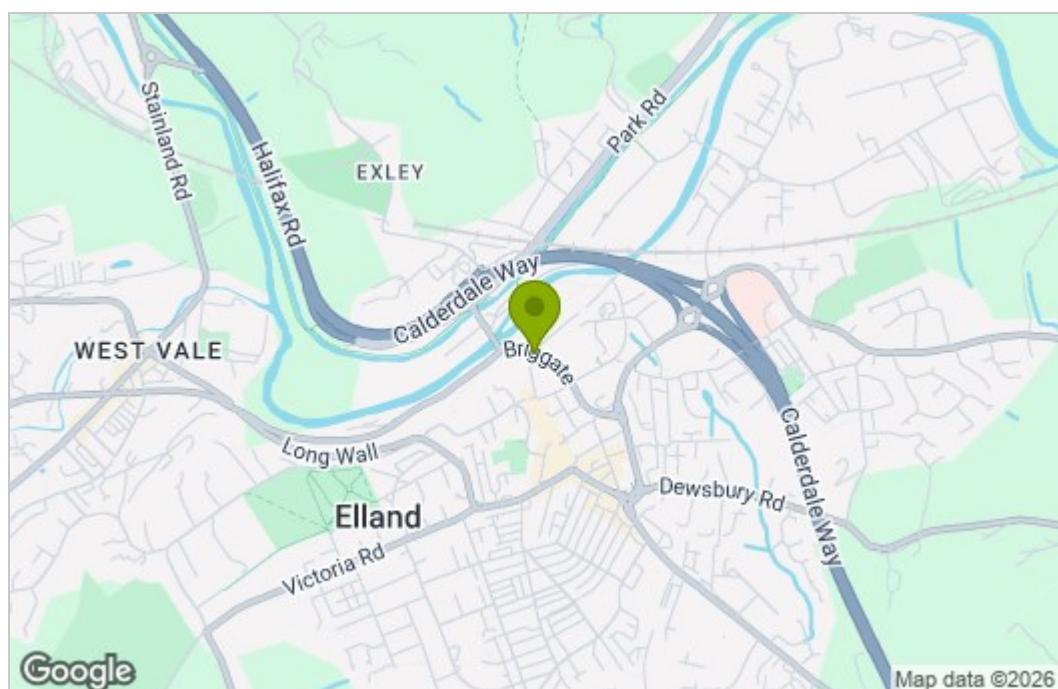
#### **Mortgages**

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 01422 370320. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

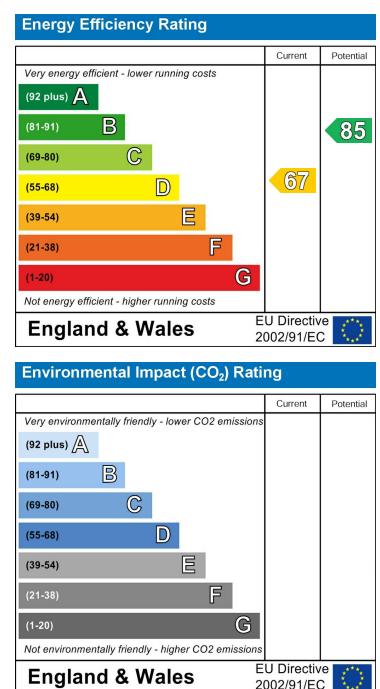
## Floor Plan



## 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.