



28 South Parade, Elland, HX5 0NP

**£210,000**

Offered FOR SALE with NO CHAIN is this THREE bedroom stone built mid terrace in Elland. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. To the first floor; landing, two double bedrooms and bathroom. To the second floor; attic double bedroom. Gardens front and rear. Garage and on street parking available. The property benefits from Upvc double glazing and gas central heating. New carpets hallway, stairs and landing. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed leaded effect window to front, cornice to ceiling and radiator. Staircase access to first floor and door to lounge;

### Lounge 13'1" max x 14'3" max (4 max x 4.35 max)



Radiator, Upvc double glazed window to rear and gas fire with marble effect surround and base and wooden fireplace. T.v. point, cable point and coving to ceiling. Fitted cupboard to one alcove and mobile room stat. Door to kitchen and sliding doors to dining room;

### Dining Room 12'1" x 12'1" (3.7 x 3.7)



Radiator, Upvc double glazed window to front and living flame gas fire with marble effect surround and base and wooden fireplace. T.v. point and t.v. aerial lead.

### Kitchen 5'8" x 9'6" (1.75 x 2.9)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, stainless steel sink and drainer, electric oven and gas hob with extractor hood above. Space for under counter fridge. Understairs storage housing the fusebox and electric meter.

Extractor fan, Upvc obscure double glazed door and panel above and Upvc double glazed window to rear.

## First Floor

### Landing

Radiator, understairs storage and doors to bathroom and bedrooms;

### Bedroom One 11'3" x 16'0" (3.45 x 4.9)



Double bedroom with two Upvc double glazed windows to front, gas wall heater, cable point and fitted bedroom furniture.

### Bedroom Two 10'2" x 15'3" (3.1 x 4.65)



Double bedroom with gas wall heater, Upvc double glazed window to rear and picture rail. Fitted wardrobes to one alcove, t.v. point and telephone point.

### Bathroom 5'10" x 9'6" (1.8 x 2.9)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'Triton' electric shower. Radiator, part tiled walls and wood paneled ceiling. Upvc obscure double glazed window to rear and storage cupboard housing the 'Ideal' condensing combi boiler.

## Second Floor

## Attic Bedroom Three 9'2" max x 16'0" max (2.8 max x 4.9 max)



Double bedroom with t.v. aerial lead, fitted desk and undereaves storage. Wood paneled ceiling and wooden double glazed velux window.

## External



Lawn garden to front and patio to rear.

## Parking

Detached garage and on street parking available.

## Tenure

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

## Energy Rating

D

## 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.

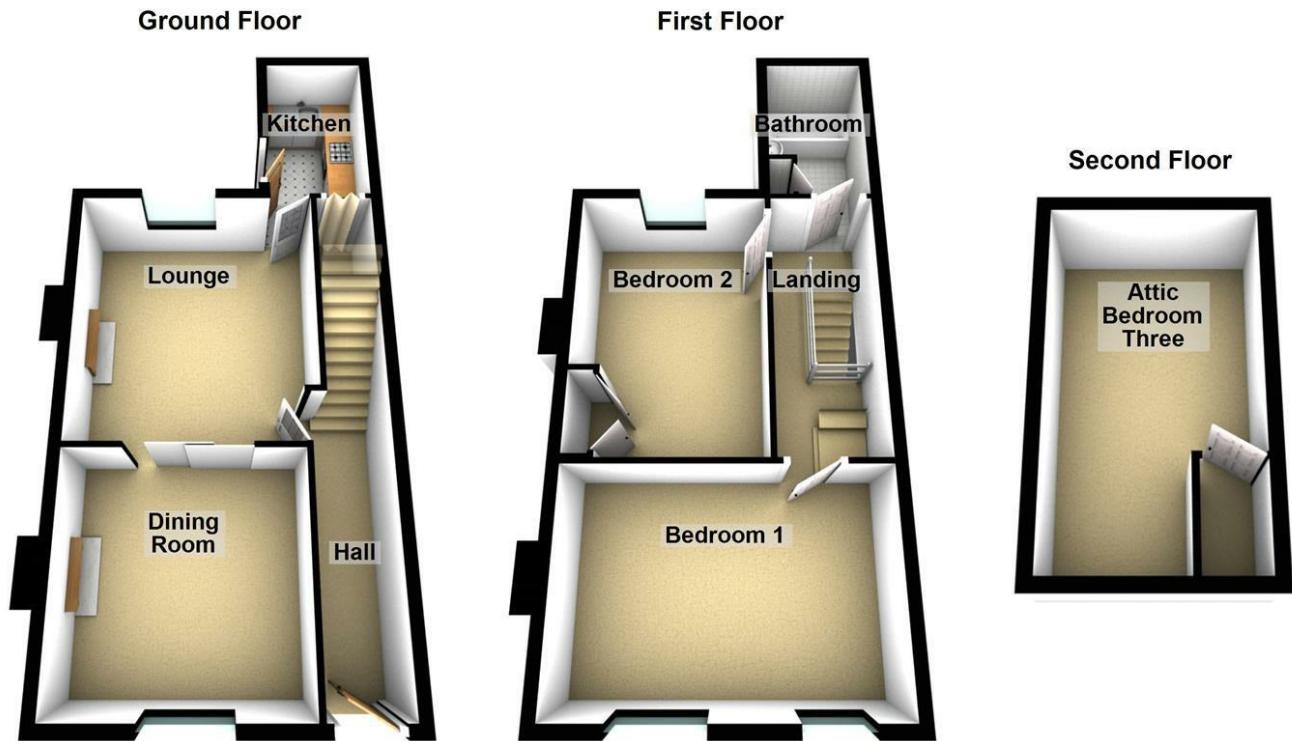
## Boundaries & Ownerships

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.

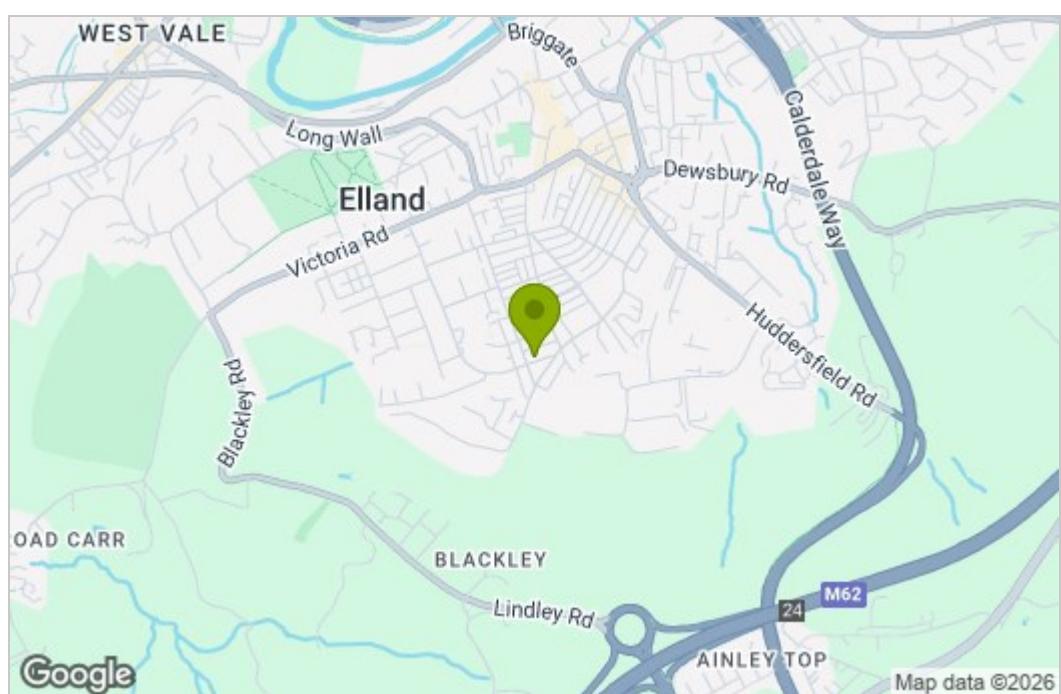
## Mortgages

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.

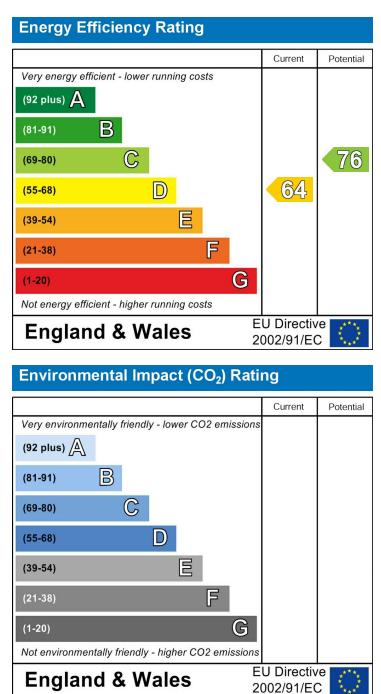
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.