



71 South Parade, Elland, HX5 0NR

**£285,000**

Offered FOR SALE with NO CHAIN is this THREE bedroom semi-detached extended TRUE bungalow in Elland. Accommodation comprises; Entrance hallway, lounge/diner, kitchen, three double bedrooms, bathroom and en-suite shower room. Off road parking to front and garden to rear. The property has the benefit of Upvc double glazing and gas central heating. The property also has cavity wall insulation. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. New boiler fitted 2024. New roof, new conservatory roof and rewired 2023.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door to side, laminate floor and built in shoe rack. Storage cupboard housing the gas meter, further storage cupboard and loft hatch. Doors to lounge/diner and bedroom two;

### Bedroom Two 9'6" max x 10'11" max (2.9 max x 3.35 max)



Double bedroom with radiator, wall light and t.v. aerial lead. Upvc obscure double glazed window to side. Door to en-suite shower room;

### En-suite Shower Room 4'3" x 5'2" (1.3 x 1.6)

Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with electric shower. Part tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to side.

### Lounge/Diner 12'9" x 24'3" minus corridor (3.9 x 7.4 minus corridor)



Three radiators, laminate floor, t.v. aerial lead and telephone point. Wall lights, Upvc double glazed windows to front and side with conservatory roof. Upvc double glazed door to kitchen, room stat and remote controlled gas fire. Opening to inner hallway and door to kitchen;

### Kitchen 14'1" max x 19'2" max (4.3 max x 5.85 max)

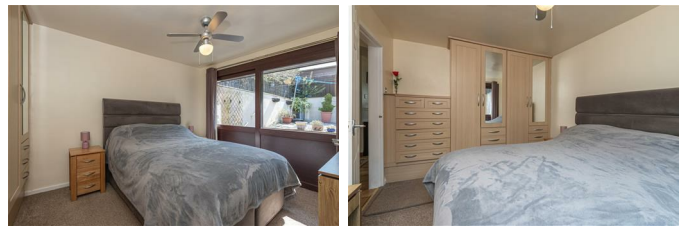


Having a range of wall and base units with laminate worktop and splashbacks. Plumbing for washing machine, 'Alpha' condensing combi boiler and stainless steel one and a half sink and drainer. 'Zanussi' electric double oven and grill, induction hob with extractor hood above. Space for fridge/freezer. Laminate floor, two radiators and part tiled walls. Upvc double glazed window to front, wooden double glazed velux window and storage cupboard housing the fusebox and electric meter. Upvc circular stained glass window and storage cupboard with Upvc double glazed window to front.

### Inner Hallway

Loft hatch with drop down ladder (loft has light) and doors to bathroom and bedrooms;

### Bedroom One 9'10" x 10'11" to robes (3 x 3.35 to robes)



Double bedroom with fitted wardrobes and drawers. Upvc double glazed sliding patio doors to rear.

### Bedroom Three 7'2" x 10'9" (2.2 x 3.3)



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

### Bathroom 7'0" max x 13'1" (2.15 max x 4)



Four piece suite comprising low flush w.c. sink with vanity unit and bath with mixer shower over. Shower cubicle with mains shower. Chrome heated towel radiator, underfloor heating and Upvc obscure double glazed window to side. Room stat, heated mirror and grab rail. Spotlights, extractor fan and tiled and laminate walls. Storage cupboard.

### External



To the front is off road parking for five/six cars. Security light, outside tap and power socket to side. To the rear is a hardstanding area, raised decked area and storage shed. Outside power socket and two outside taps.

### Parking

Off road parking to the front.

### Tenure

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

### Energy Rating

C

### Council Tax Band

B

### Water

Water meter

### 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

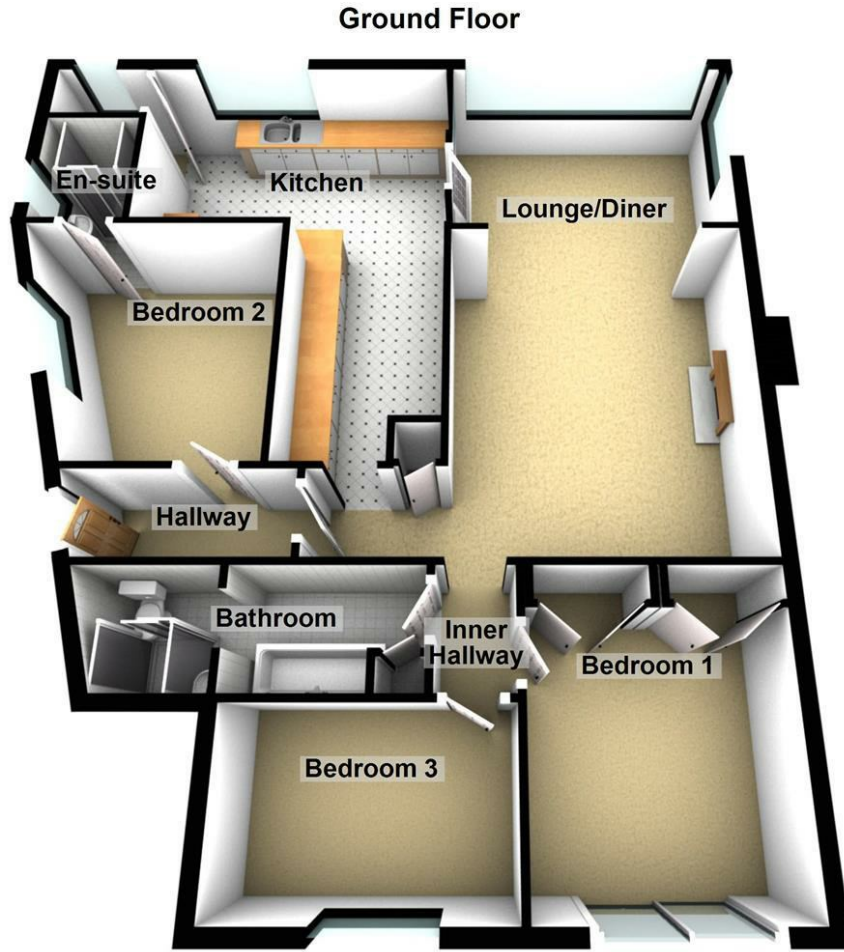
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

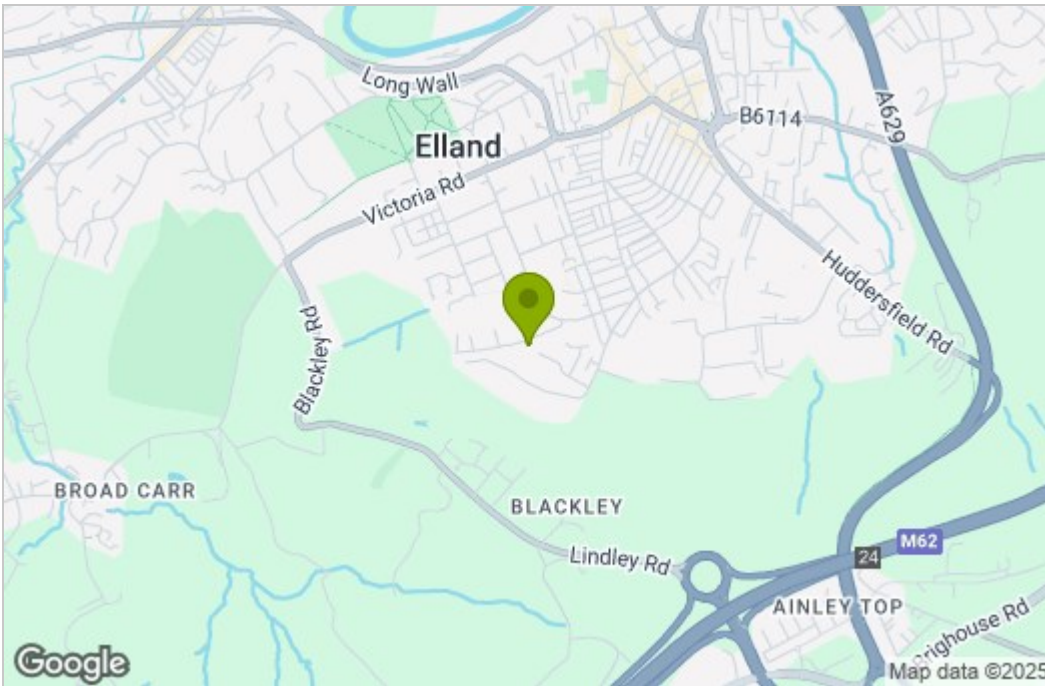
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is

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.

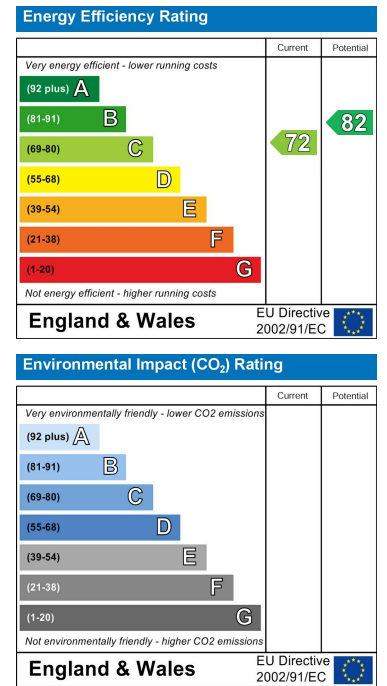
# Floor Plan



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