







1 Mona Cottage Dewsbury Road, Elland, HX5 9JU

£220,000

Offered FOR SALE is this TWO bedroom semi-detached stone cottage on the outskirts of Elland offering superb views. Accommodation comprises; Entrance porch, dining kitchen and lounge. To the first floor; landing, two double bedrooms and bathroom. Gardens to front and side. On street parking. The property benefits from Upvc double glazing and gas central heating as well as security alarm system (serviced annually) and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch



Tiled floor, Upvc double glazed windows to sides and Upvc double glazed door to front. Door to dining kitchen;

Dining Kitchen 13'5" x 16'4" (4.09 x 4.98)





Having a range of black wall and base units with quartz worktop and splashback. Stainless steel one and a half sink and drainer, dishwasher, washing machine and fridge/freezer. Gas and electric range oven with extractor hood above. Tiled floor, exposed beams to ceiling and spotlights. Upvc double glazed stone mullion windows to front, dual fuel cast iron stove and radiator. Electric meter, fusebox, gas meter and stop tap. Staircase access to first floor and door to lounge;

Lounge 16'0" x 10'0" (4.88 x 3.05)






Radiator, spotlights, telephone point and t.v. aerial lead. Wood floor, Upvc double glazed window to front and Upvc double glazed French doors to side.

First Floor

Landing

Upvc double glazed window to rear, spotlights and exposed beam to ceiling. Doors to bathroom and bedrooms;

Bedroom One 9'10" x 12'2" (3 x 3.73)




Double bedroom with radiator, Upvc double glazed windows to front, spotlights and exposed beams to ceiling. Upvc double glazed door to side, t.v. aerial lead, two fitted wardrobes and bedside cabinets.

Bedroom Two 10'2" x 11'3" (3.12 x 3.45)



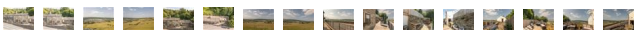

Double bedroom with radiator, Upvc double glazed stone mullion windows to front, exposed beams to ceiling and spotlights. Shoe cupboard and fitted wardrobe with hanging space and housing the 'Worcester' combi boiler.

Bathroom 5'6" x 7'8" (1.68 x 2.34)




Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen and mains shower.

External



To the front is a patio garden with outside tap and security light. To the side is a two tier patio and decked garden. Security lights and outside socket. Wooden shed. Outhouse with power and light.

Parking

Further up the road there is some informal parking available for the property as well as an informal parking space for a small car in front of the property.

Energy Rating

E

Council Tax Band

B

Water
Water Rates

Viewings
Strictly by appointment. Contact Dawson Estates.

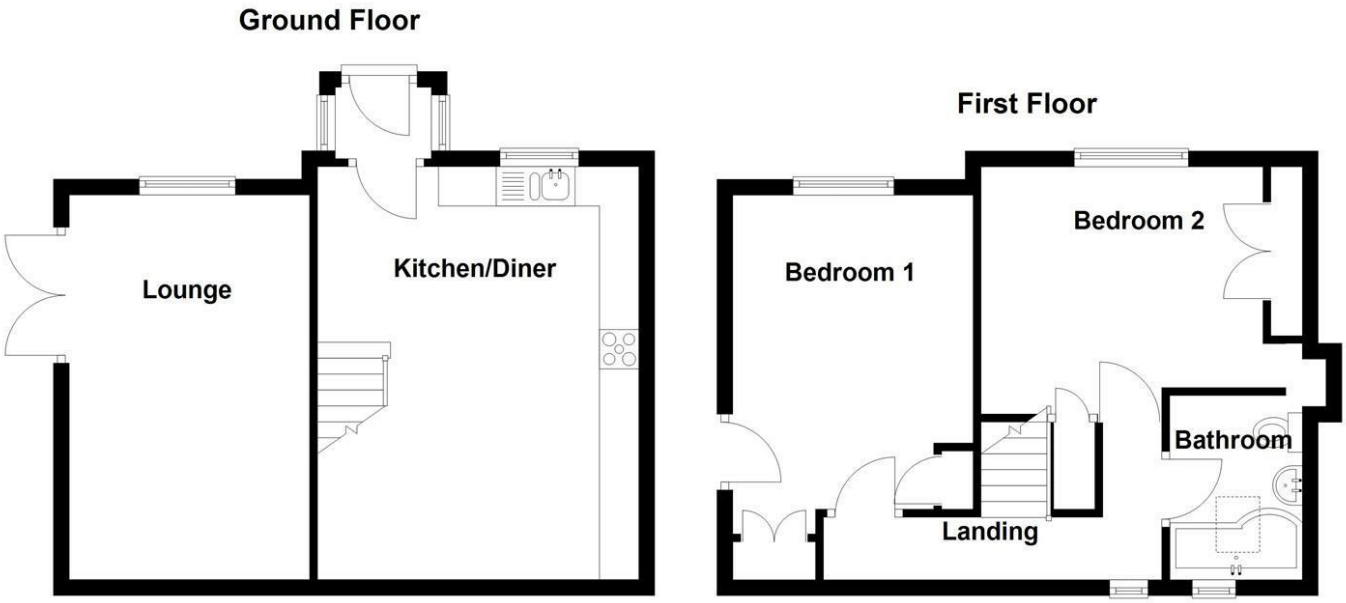
Property to Sell?
Call for a FREE, no obligation valuation.

Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

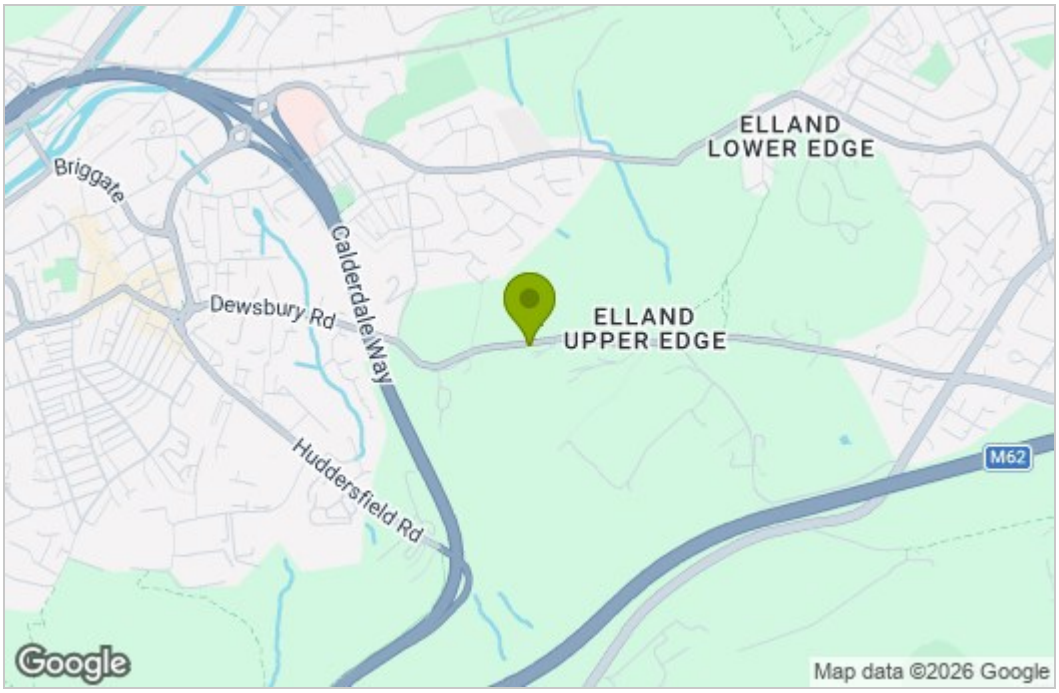
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

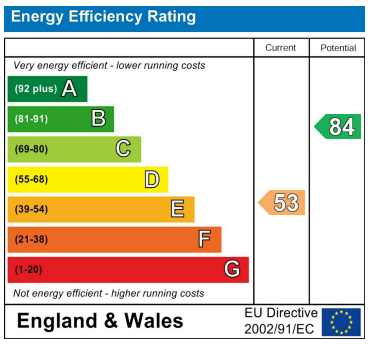
Floor Plan

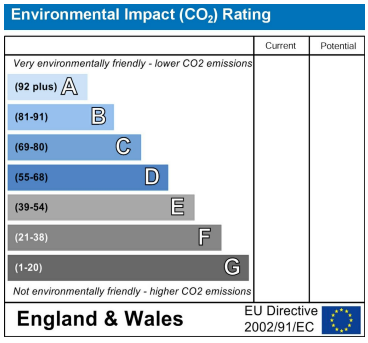


Area Map



Energy Efficiency Graph





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