







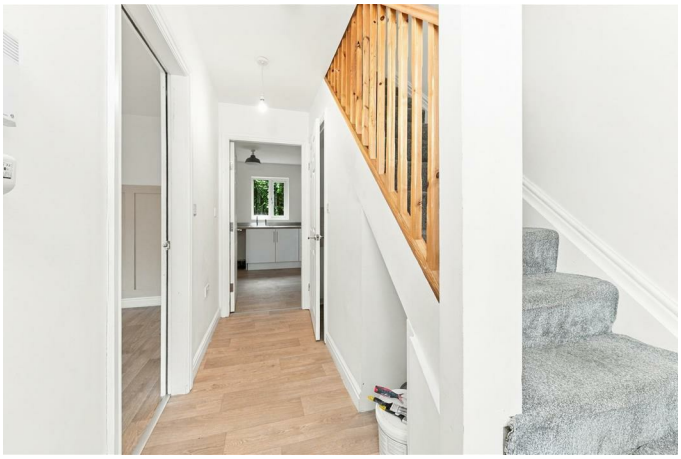
32 Gordon Street, Elland, HX5 0AG

£240,000

Offered FOR SALE with NO CHAIN is this THREE bedroom DETACHED property in central Elland, close to amenities, transport links and access to the M62 motorway network. Accommodation comprises; Entrance hallway, cloaks/w.c.. lounge and dining kitchen. To the first floor; landing, two bedrooms and bathroom. Attic bedroom to second floor. Garden to side and on street permit parking. The property has the benefit of Upvc double glazing and gas central heating. Separate plot of land available by separate negotiation. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door and Upvc double glazed window to front, laminate floor, radiator, staircase access to first floor with storage underneath. Doors to lounge, dining kitchen and cloaks/w.c;

Cloaks/w.c.



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Chrome heated towel radiator, extractor fan and Upvc obscure double glazed window to side

Lounge 12'9" x 13'9" (3.9 x 4.2)





A spacious lounge with feature paneled wall, laminate floor, radiator and Upvc double glazed windows to side and front. T.v. point, t.v. aerial leads and telephone point.

Dining Kitchen 9'10" x 19'0" (3 x 5.8)









Having a range of wall and base units with a laminate worktop and stainless steel splashback. Stainless steel sink and drainer, electric oven and hob, with extractor hood above, space and plumbing for a washing machine, dishwasher, and a tall fridge freezer. Combi boiler, laminate floor, radiator, UPVC double glazed window to rear and UPVC double glazed patio doors to side leading out to the garden.

First Floor

Landing




Two radiators, Upvc double glazed window to front, staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One 12'1" x 12'1" (3.7 x 3.7)




Double bedroom with feature paneled wall, radiator and Upvc double glazed window to front and side

Bedroom Two 12'1" x 13'5" (3.7 x 4.1)




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

Bathroom



Four piece bathroom suite comprising low flush w.c. pedestal wash basin, bath and shower cubicle. Chrome heated towel radiator, extractor fan, part tiled walls and Upvc obscure double glazed window to rear.

Second Floor

Attic Bedroom Three 14'1" x 19'0" (4.3 x 5.8)





Double bedroom with undereaves storage, radiator, two double glazed Velux windows and Upvc double glazed window to side.

External








Low maintenance artificial grass and decked garden to side., External lights.

Parking

On street permit parking.

Tenure

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

Energy Rating

C

Council Tax Band

D

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.

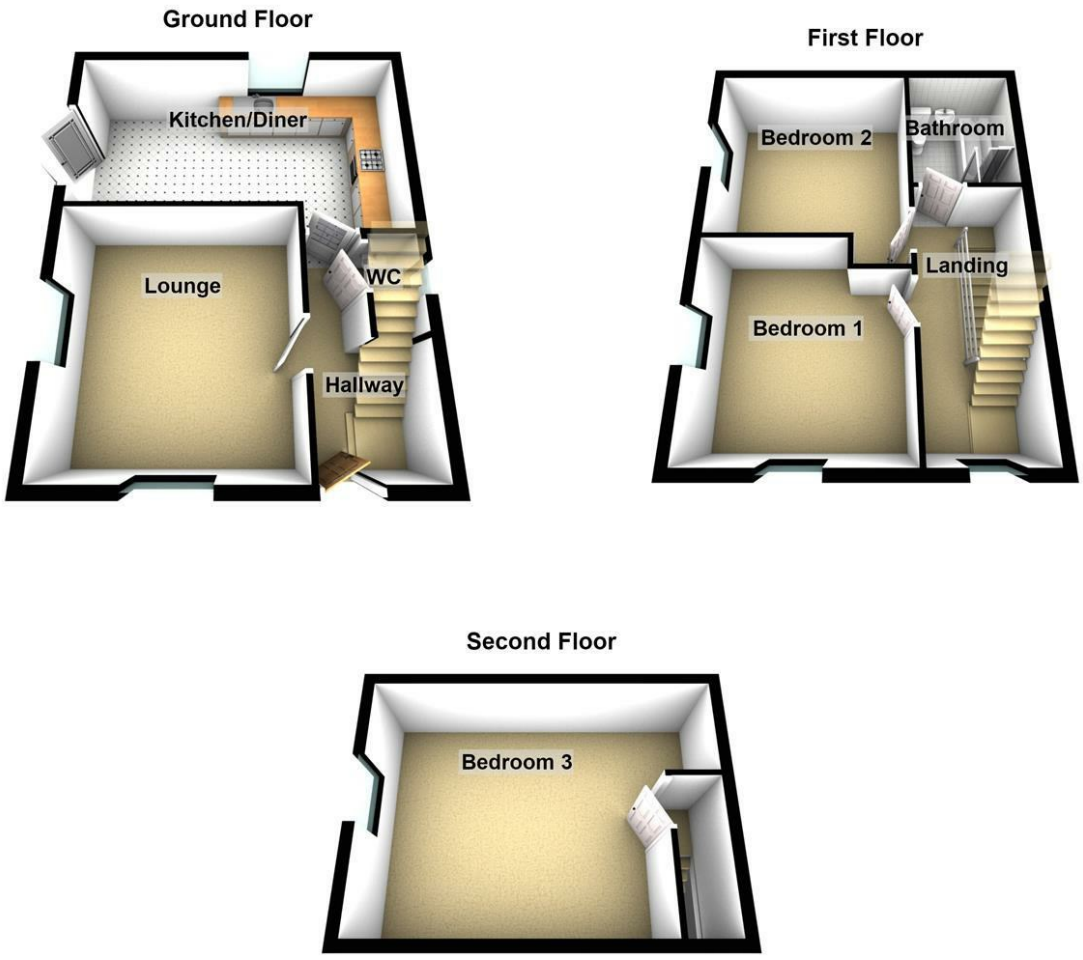
Boundaries & Ownerships

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.

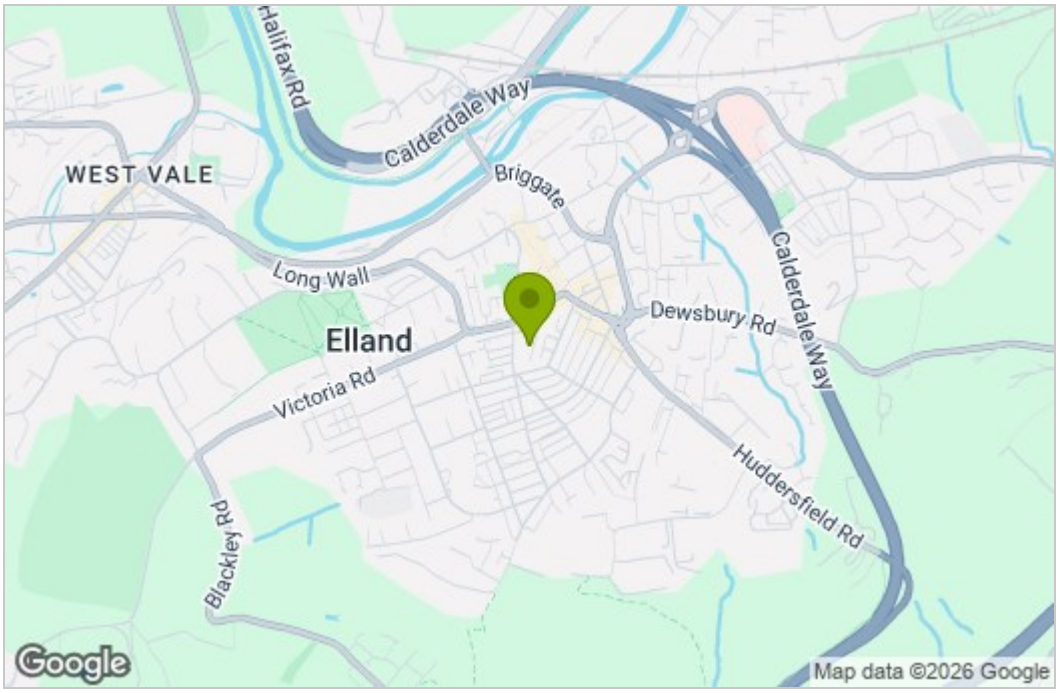
Mortgages

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.

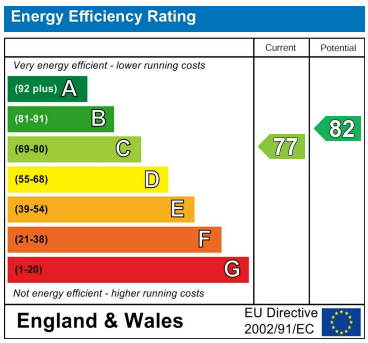
Floor Plan

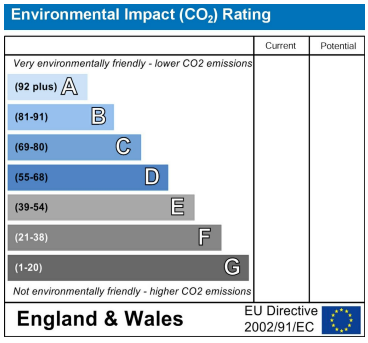


Area Map



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.

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