



6 Dodgson Street, Elland, HX5 0PB

£130,000

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This two-bedroom terraced property offers well-proportioned accommodation arranged over two floors and is ideally suited to a range of purchasers. The property comprises a spacious lounge opening through to the kitchen, two good-sized bedrooms and a bathroom, together with gardens to both the front and rear. Further benefits include uPVC double glazing, gas-fired central heating and underfloor heating. Ideally positioned approximately half a mile from Elland town centre, with convenient access to the M62 motorway at Junction 24, making it well placed for both local amenities and commuting.



GROUND FLOOR

Lounge

15'3" x 14'6" max (4.65m x 4.42m max)

A spacious lounge featuring an open fireplace with inset wood-burning stove, together with a uPVC double glazed window and central heating radiator. The lounge opens through to the kitchen.

Kitchen

9'7" x 11'7" (2.92m x 3.53m)

Fitted with a range of wall and base units with laminate working surfaces, inset stainless steel sink with side drainer and mixer tap, and tiled splashbacks. There is a built-in electric hob with oven beneath, together with space and plumbing for an automatic washing machine, space for a slimline dishwasher and space for a fridge freezer. Finished with tiled flooring, uPVC double glazed window and uPVC external door providing direct access to the rear garden. A door leads to the staircase rising to the first floor.

FIRST FLOOR:

Landing

Providing access to both bedrooms and the bathroom.

Bedroom One

14'10" x 10'10" (4.52m x 3.30m)

A generous double bedroom with uPVC double glazed window.

Bedroom Two

8'6" x 12'10" (2.59m x 3.91m)

A further double bedroom at the rear of the property with uPVC double glazed window.

Bathroom

Fitted with a three-piece white suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin. Finished with tiling to the wall and a uPVC window.



OUTSIDE:

To the front of the property is a small garden frontage and to the rear is an enclosed garden adjoining the property.

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.

DIRECTIONS:

Leave our Elland office via Southgate and proceed straight ahead at the roundabout onto Huddersfield Road. Turn right just before the Aldi supermarket onto South Lane and follow this road for approx.1/4 mile. After passing Roundhill Gardens on the left take the next left onto Dodgson Street where the property can be found down the lane on the right.

TENURE:

Freehold

COUNCIL TAX BAND:

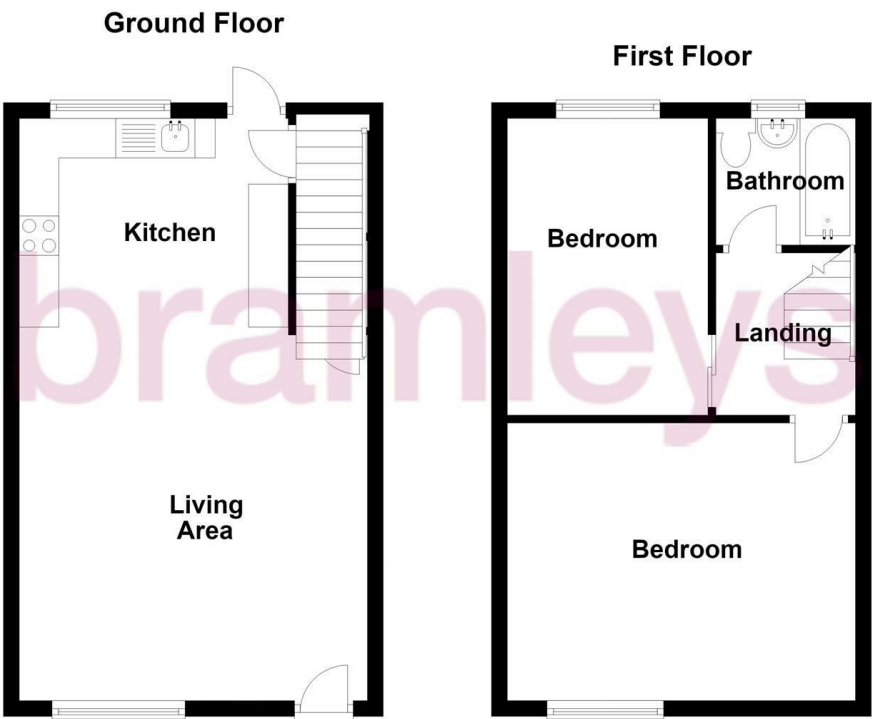
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC