



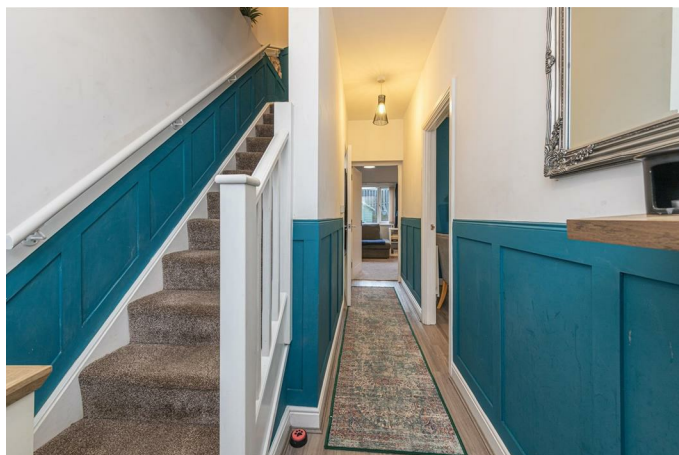
98 Savile Road, Elland, HX5 0NU

£210,000

Offered FOR SALE is this THREE bedroom mid terrace in this popular part of Elland. Accommodation comprises; Entrance hallway, cloaks/w.c. lounge and dining kitchen. To the first floor; landing, three bedrooms, master with en-suite and bathroom. Garden to rear and off road parking to front. The property benefits from Upvc double glazing, gas central heating and has an electric car charging point. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door and double glazed windows to front. Staircase access to first floor, part wood paneled walls and laminate floor. Doors to lounge, dining kitchen and cloaks/w.c;

Cloaks/w.c.



Two piece suite comprising low flush w.c. pedestal wash basin with tiled splashback. Laminate floor and chrome heated towel radiator.

Lounge 11'5" x 16'9" (3.48 x 5.12)



Upvc double glazed window and Upvc double glazed concertina doors to rear. Media wall, radiator, electric fire and spotlights.

Dining Kitchen 10'2" x 15'9" (3.10 x 4.82)



Having a range of wall and base units with laminate worktop and splashback. Integrated dishwasher, fridge/freezer and plumbing for washing machine.

Stainless steel one and a half sink and drainer, electric oven, gas hob, stainless steel splashback and extractor hood above. Under cupboard lighting, laminate floor, radiator and Upvc double glazed window to front.

First Floor

Landing



Loft hatch, storage cupboard and doors to bathroom and bedrooms;

Bedroom One 10'9" x 12'11" (3.28 x 3.94)



Double bedroom with radiator and Upvc double glazed window to front. Door to en-suite bathroom;

En-suite Bathroom 6'0" x 6'9" (1.85 x 2.06)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower and glass shower screen. Part tiled walls, electric shaver point and Upvc obscure double glazed window to front.

Bedroom Two 7'11" x 10'10" (2.43 x 3.31)



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

Bedroom Three 8'5" x 11'8" (2.58 x 3.58)



Single bedroom with radiator and Upvc double glazed window to rear.

Bathroom



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower and glass shower screen. Part tiled walls and electric shaver point.

External



Lawn garden to front. Electric car charging point and off road parking. Patio and artificial lawn to rear.

Parking

Off Road Parking for two cars

Tenure

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

Energy Rating

TBC

Council Tax Band

B

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.

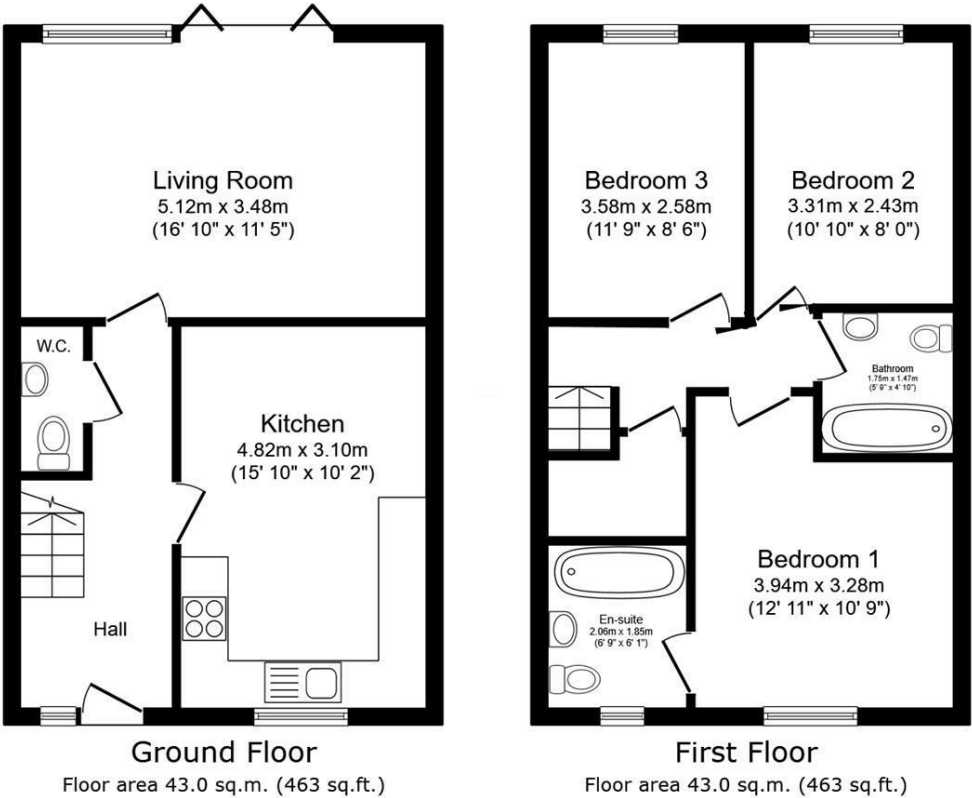
Boundaries & Ownerships

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.**

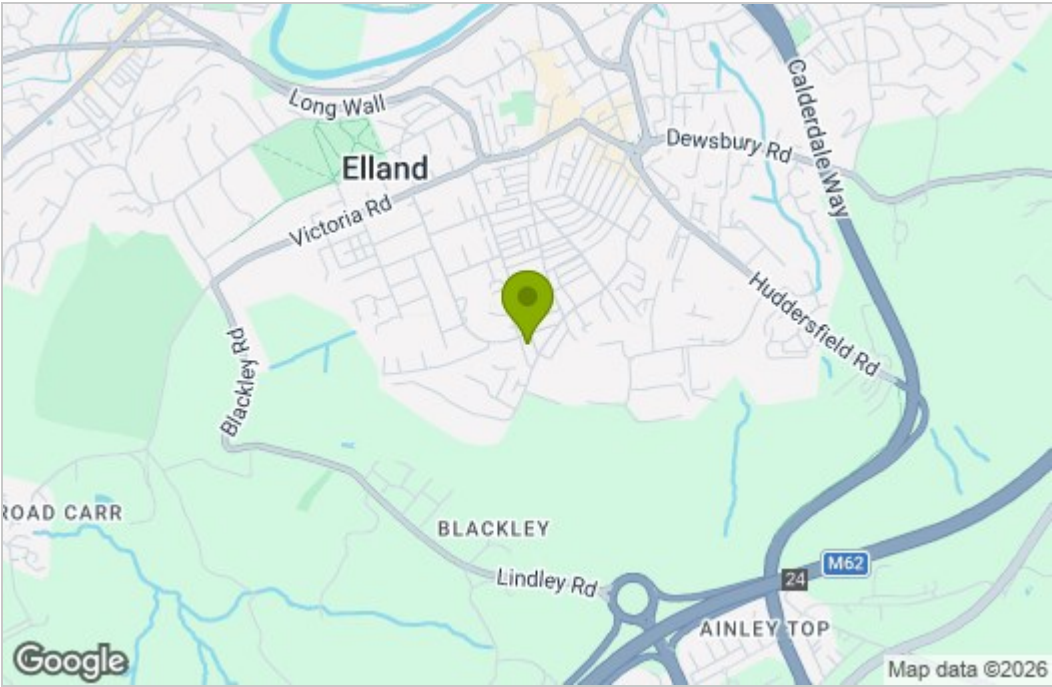
Floor Plan



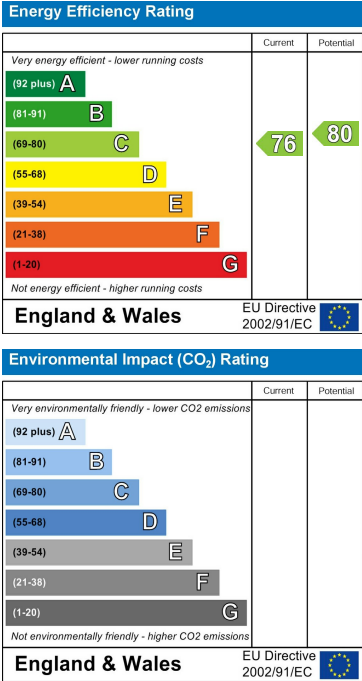
Total floor area: 86.0 sq.m. (926 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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