

11 Old Earth, Elland, HX5 9ES

**£190,000**

Offered FOR SALE is this TWO bedroom semi-detached TRUE BUNGALOW in the popular Lower Edge area of Elland. Accommodation comprises; Entrance hallway, lounge, kitchen, two bedrooms and bathroom. Gardens front and rear. Driveway provides off road parking and leads to the garage. The property benefits from Upvc double glazing. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance hallway



Upvc obscure double glazed door and window above to side, loft hatch (loft has light) and doors to bathroom, bedrooms, kitchen and lounge;

### Lounge 10'9" x 17'0" (3.3 x 5.2)



Upvc double glazed window to front, coving to ceiling, ceiling rose and wall lights. Gas fire with decorative fireplace and t.v. aerial lead.

### Kitchen 8'4" x 9'6" (2.55 x 2.9)



Wall and base units with laminate worktop and tiled splashbacks. Electric cooker point, space for fridge/freezer and plumbing for washing machine. Stainless steel sink and drainer, 'Vokera' gas wall heater (fitted 2024) and telephone point. Stop tap, fusebox, gas and electric meters. Upvc double glazed window to front.

### Bedroom One 10'2" x 10'5" (3.1 x 3.2)



Double bedroom with coving to ceiling and Upvc double glazed window to rear.

### Bedroom Two 7'8" x 8'4" (2.35 x 2.55)



Bedroom with Upvc double glazed window to rear.

### Shower Room 5'4" x 6'10" (1.65 x 2.1)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with 'Triton' electric shower. Part tiled walls, heated towel radiator and Upvc obscure double glazed window to side.

### External



To the front is a slate garden with soil borders. Driveway to side leads to garage. Outside tap and external light. To the rear is a patio and pebbled garden with shed and summerhouse (summer house has a light).

### **Garage**

Detached garage with up and over door, security light and single glazed window to side. Power and light.

### **Parking**

Driveway provides off road parking.

### **Tenure**

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

### **Energy Rating**

E

### **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.

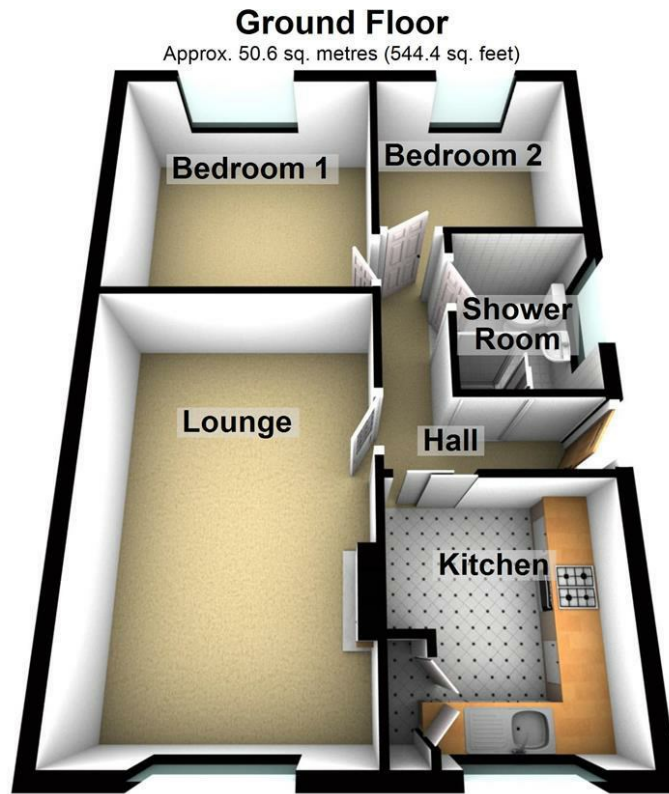
### **Boundaries & Ownerships**

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**

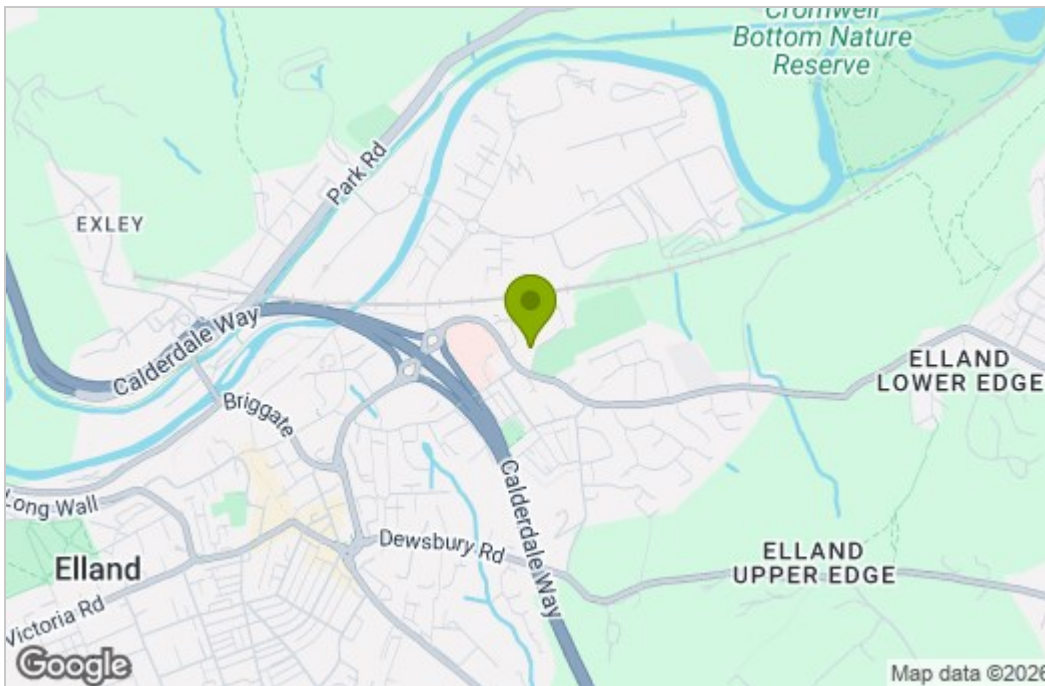
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## Floor Plan



Total area: approx. 50.6 sq. metres (544.4 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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