



16 Carlton Grove, Elland, HX5 9PR

£190,000

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached property in the popular area of Lower Edge, Elland. Accommodation comprises; Entrance hallway, lounge, kitchen, dining room and shower room. To the first floor; landing and two double bedrooms. Gardens front and rear. Driveway to side leading to garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door and Upvc obscure double glazed window to side, radiator and telephone point. Coving to ceiling, room stat, wall light and grab rail. Storage cupboard with coat hooks and shelving and housing the 'Worcester' condensing combi boiler. Staircase access to first floor and doors to shower room, kitchen, dining room and lounge;

Lounge 13'1" x 14'11" (4 x 4.55)



Coving to ceiling, radiator and wall lights. Upvc double glazed picture window to front, living flame gas fire with marble effect base and surround and wooden fireplace. T.v. aerial lead.

Dining Room 9'2" x 12'11" (2.8 x 3.95)



Aluminum sliding patio doors to rear, t.v. aerial lead and radiator. Coving to ceiling and understairs storage with shelving.

Kitchen 7'4" x 11'7" (2.25 x 3.55)



Having a range of wall and base units with laminate worktop and laminate and tiled splashbacks. Electric cooker point, plumbing for washing machine and stainless steel sink and drainer. Space for under counter fridge and space for freezer. Radiator, extractor fan and Upvc double glazed windows to side and front. Storage cupboard with

shelving and air vent and housing the fusebox and electric meter.

Shower Room 5'8" x 7'4" (1.75 x 2.25)



Three piece suite comprising low flush w.c. pedestal wash basin and double shower with grab rails and mains shower. Radiator, part tiled walls and part shower walls. Upvc obscure double glazed window to rear, mirrored medicine cabinet and wall light with electric shaver point.

First Floor

Landing

Loft hatch, wall light and doors to bedrooms;

Bedroom One 13'3" x 14'9" (4.05 x 4.5)



Double bedroom with radiator, fitted wardrobes and coving to ceiling. Upvc double glazed window to front, panic alarm and undereaves storage.

Bedroom Two 9'0" x 13'3" (2.75 x 4.05)



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

External



To the front is a lawn garden with soil borders having various bushes and shrubbery. Gas meter. Driveway provides off road parking to side. Grab rail and external light. To the rear is a patio and lawn garden with soil borders with various bushes and shrubbery. Outside tap.

Garage

Single glazed wooden doors, single glazed window to side. Power and light.

Parking

Driveway provides plenty of off road parking

Tenure

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

Water

Water meter

Energy Rating

D

Council Tax Band

C

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.

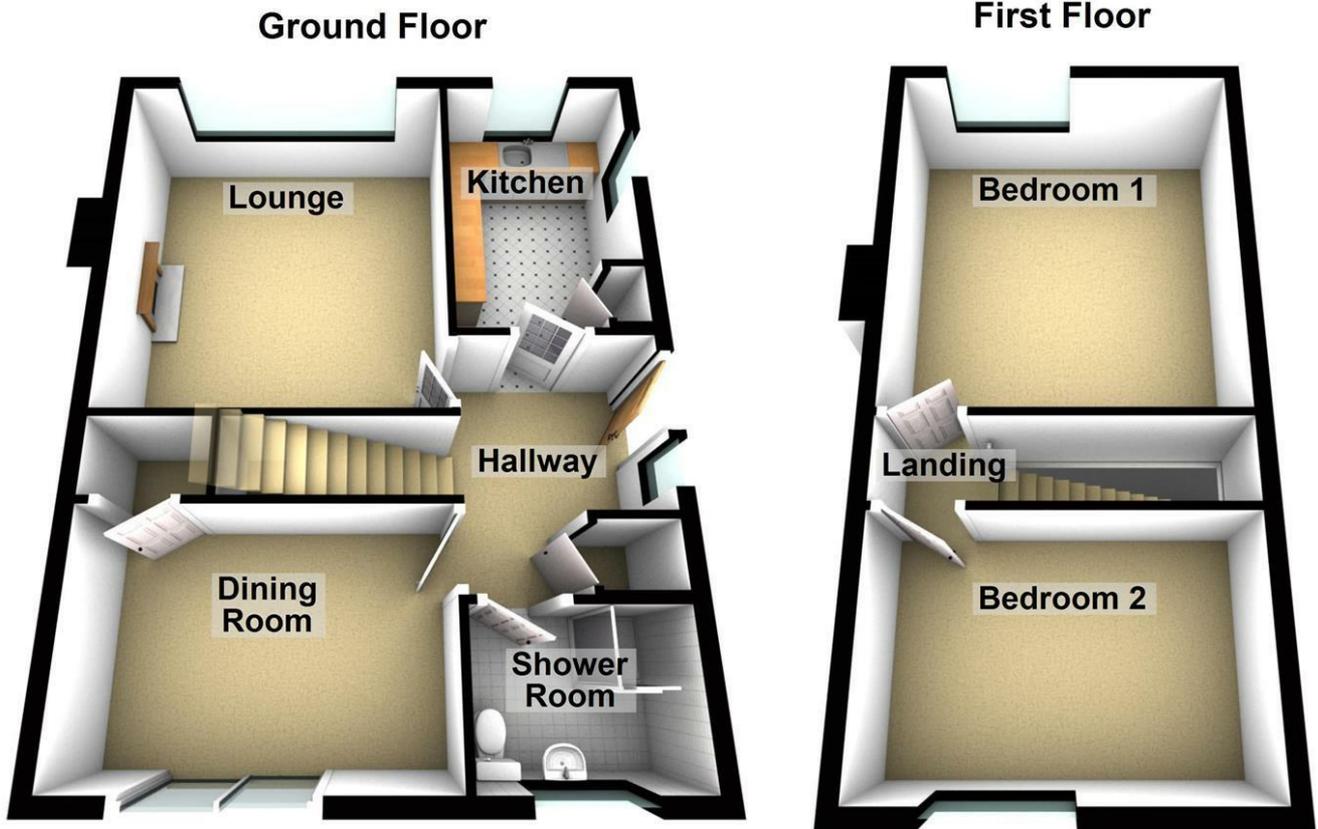
Boundaries & Ownerships

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.

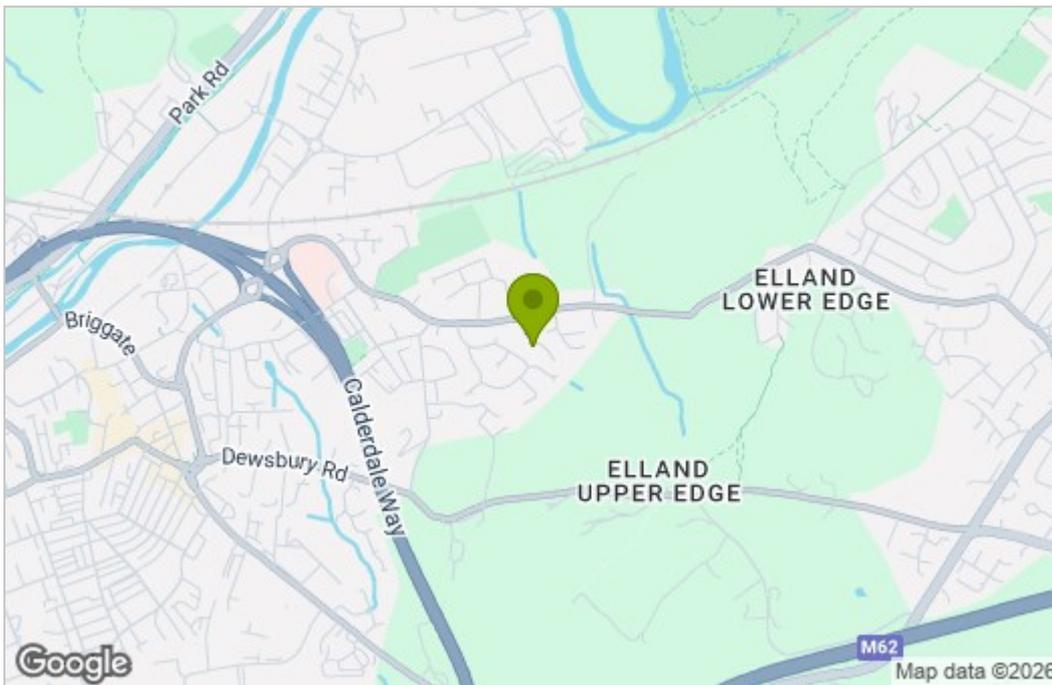
Mortgages

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.