



4 South Lane Gardens, Elland, HX5 0HS

£185,000

Offered FOR SALE with NO CHAIN is this TWO bedroom brick built semi-detached true bungalow. Situated on this pleasant cul-de-sac in a popular part of Elland accommodation comprises; Entrance lobby, lounge, kitchen, bathroom, utility, inner lobby, two bedrooms and conservatory. Gardens front and rear and driveway providing off road parking. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby 3'3" x 4'5" (1 x 1.35)



Wooden obscure single glazed door and Upvc double glazed window to front. Radiator and door to lounge;

Lounge 12'3" max x 17'2" max (3.75 max x 5.25 max)



Upvc double glazed window to front, telephone point and mobile room stat. Gas fire with decorative fireplace, t.v. point and two radiators. Coving to ceiling, storage cupboard with shelving and coat hooks, overhead storage and doors to inner lobby and kitchen;

Kitchen 7'6" x 11'3" (2.3 x 3.45)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic one and a half sink and drainer, electric oven, electric hob and extractor hood above. Upvc double glazed window to rear, window with extractor fan and single glazed obscure stable door to utility. Laminate floor and radiator. Storage cupboard housing the fusebox and electric meter. Door to bathroom;

Bathroom 4'1" x 7'6" (1.25 x 2.3)



Three piece suite comprising low flush w.c. sink

with vanity unit and bath with mixer shower over and folding glass shower screen. Part tiled walls, radiator and Upvc obscure double glazed window to rear. Loft hatch and 'Potterton' combi boiler.

Utility 6'6" x 10'0" (2 x 3.05)



Upvc double glazed window to side and rear, Door to side. Upvc obscure double glazed window to side. Base unit.

Inner Lobby

Doors to bedrooms;

Bedroom One 10'7" x 12'1" (3.25 x 3.7)



Double bedroom with two radiators, Upvc double glazed window to front. Fitted wardrobes, cupboards and coving to ceiling.

Bedroom Two 9'2" x 10'9" (2.8 x 3.3)



Double bedroom with floorboards, radiator, fitted wardrobe. Coving to ceiling, telephone point and single glazed window and door leading to conservatory;

Conservatory 6'2" x 7'6" (1.9 x 2.3)



Radiator and Upvc double glazed windows to three sides.

External



Pebbled garden to front. Pebbled and patio garden to rear.

Parking

Driveway provides off road parking

Tenure

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

Energy Rating

D

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

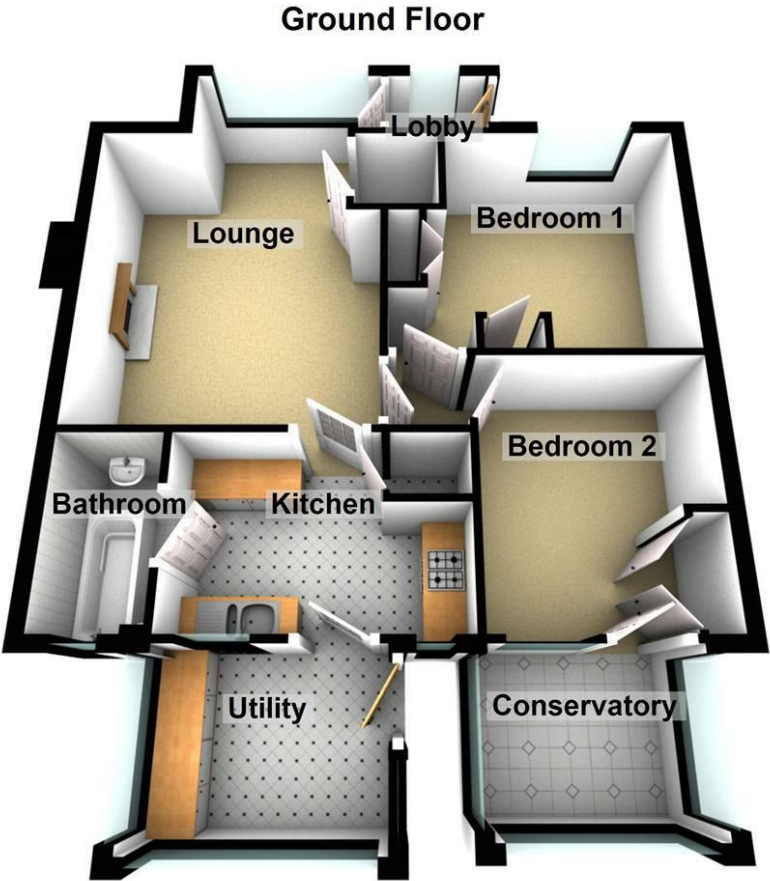
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

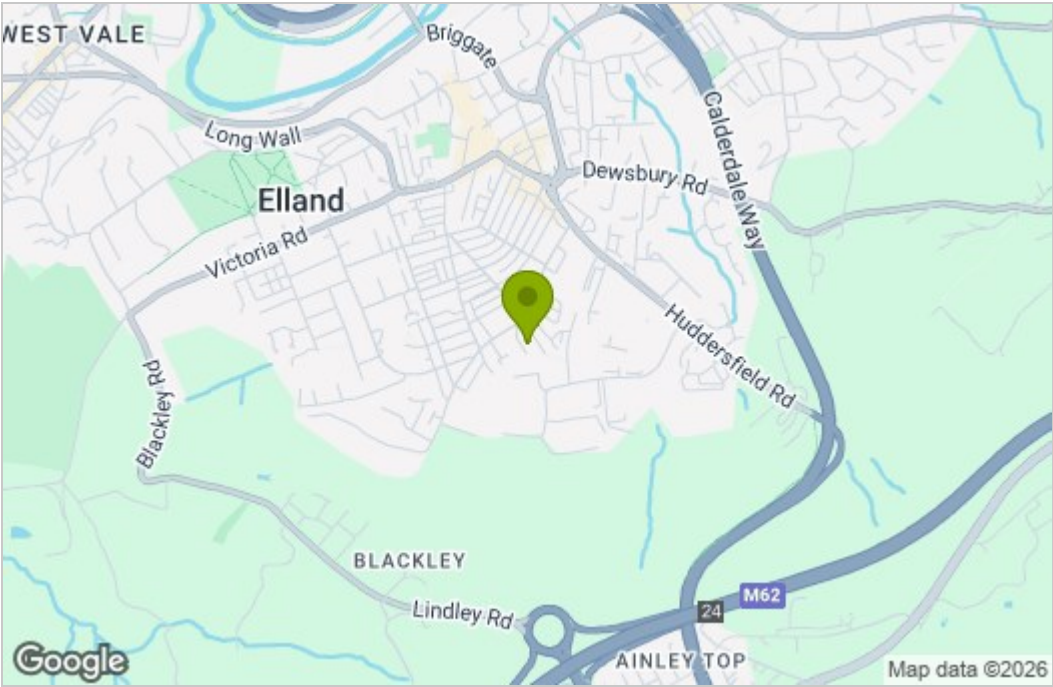
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR

HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

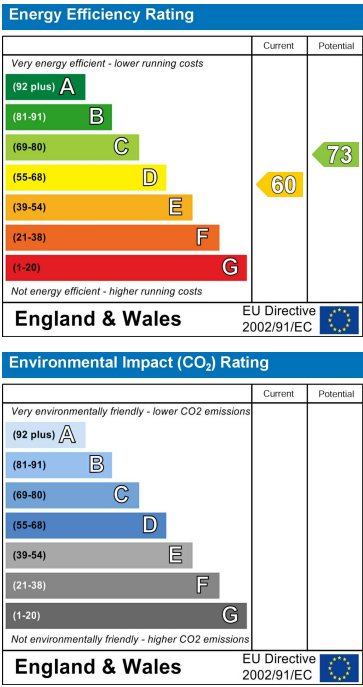
Floor Plan



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