



## 1 The Crescent Charles Street, Elland, HX5 0HR

**£210,000**

Offered FOR SALE is this THREE bedroom stone built end terrace on the outskirts of Elland. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. To the first floor; landing, three bedrooms and wet room. Gardens front and rear. On street parking. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. NO CHAIN. A leasehold garage on James Street is to be included in the sale.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door and window above to front. Radiator, telephone point and cornice to ceiling. Staircase access to first floor and doors to dining room and lounge;

### Lounge 11'9" max x 13'5" max (3.6 max x 4.1 max)



Radiator, laminate floor and Upvc double glazed window to front. Living flame gas fire with decorative fireplace, cable point, t.v. point and cornice to ceiling.

### Dining Room 13'1" max x 13'5" max (4 max x 4.1 max)



Radiator, laminate floor, telephone point and Upvc double glazed window to rear. Wall lights, picture rail and living flame gas fire with decorative fireplace. Built in cupboard to one alcove and door to kitchen;

### Kitchen 6'10" max x 9'2" max (2.1 max x 2.8 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, electric oven, four ring gas hob and extractor hood above. Acrylic sink and drainer, stop tap, Upvc double glazed window and Upvc obscure double glazed door and window above to rear. Understairs storage housing the fusebox and electric meter.

## First Floor

### Landing



Radiator, loft hatch and storage cupboard. Doors to wet room and bedrooms;

### Bedroom One 11'7" x 13'1" (3.55 x 4)



Double bedroom with radiator, air vent and Upvc double glazed window to rear. Fitted wardrobes and cupboards and fitted wardrobe to one alcove housing the 'BAXI' combi boiler.

### Bedroom Two 10'4" x 12'3" (3.15 x 3.75)



Double bedroom with radiator, fitted wardrobes and cupboards and wall light. Upvc double glazed window to front

## Bedroom Three 7'0" x 9'4" (2.15 x 2.85)



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

## Wet Room 6'8" x 7'4" (2.05 x 2.25)



Low flush w.c. floating sink and electric shower. Extractor fan, fully tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to rear.

## External



Patio garden to front. Gas meter. Patio garden to rear. Wooden shed and stone outbuilding.

## Parking

On street parking

## Garage

Leasehold. Double doors and having power and light.

## Tenure

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

## Energy Rating

D

## 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.

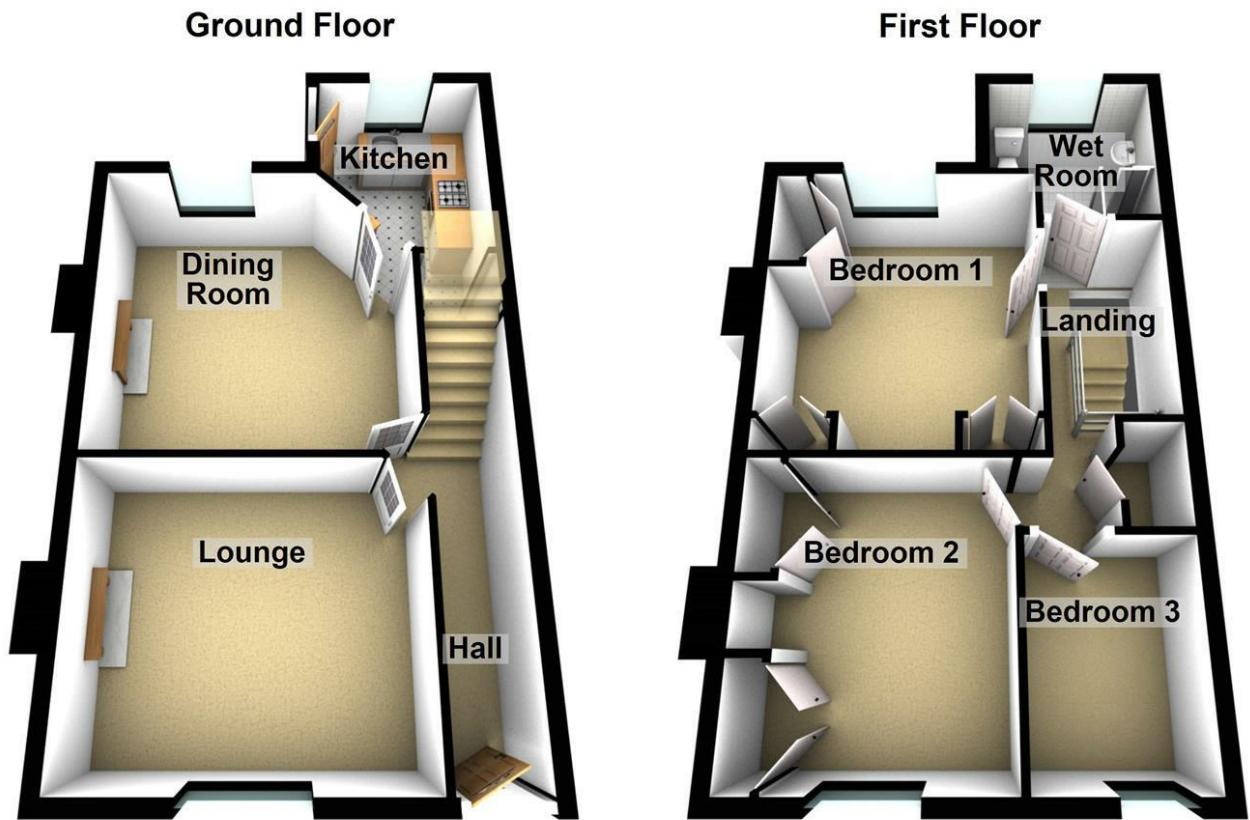
## Boundaries & Ownerships

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.

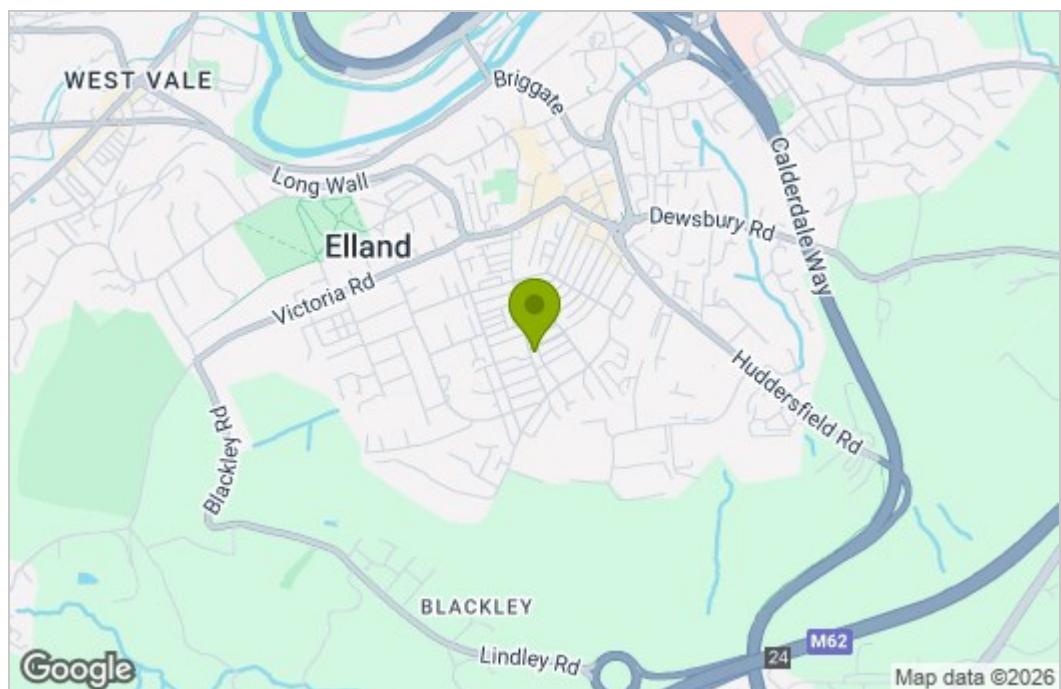
## Mortgages

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.

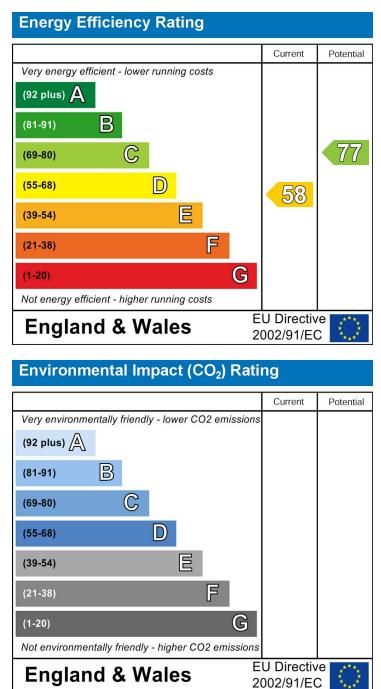
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.