



18 George Street, Elland, HX5 0NE

£90,000

Offered FOR SALE with NO CHAIN is this stone built TWO bedroom enclosed mid terrace in this popular part of Elland. Accommodation comprises; Entrance lobby, lounge, kitchen and cellar. To the first floor; landing, double bedroom and bathroom. To the second floor; double attic bedroom. Garden to front and on street parking. 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 Lobby



Upvc obscure double glazed door with Upvc obscure double glazed window above to front, cornice to ceiling, laminate floor. Opening to kitchen and door to lounge;

Lounge 12'5" max x 14'9" max (3.8 max x 4.5 max)



Decorative fireplace, telephone point and t.v. aerial lead. Upvc double glazed window to front, cornice to ceiling and ceiling rose. Shelf and cupboard to one alcove and radiator. Door to staircase access to first floor.

Kitchen 4'11" max x 11'9" max (1.5 max x 3.6 max)



Upvc double glazed window to front. Having a range of wall and base units with laminate worktop and laminate and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and gas cooker point. Door to staircase access to lower ground floor;

Lower Ground Floor

Cellar

First Floor

Landing



Radiator and doors to staircase access to second floor, bathroom and bedroom;

Bedroom One 10'2" x 14'11" (3.1 x 4.55)



Double bedroom with radiator, Upvc double glazed window to front and telephone point.

Bathroom 7'8" x 9'0" (2.35 x 2.75)



Three piece suite comprising low flush w.c. pedestal wash basin with tiled splashback and bath with tiled splashback and mixer shower over. Radiator, Upvc obscure double glazed window to front. Storage cupboard housing the 'MAIN' condensing combi boiler.

Second Floor

Attic Bedroom Two 9'10" x 18'2" (3 x 5.55)



Double bedroom with radiator, exposed beam to

ceiling and under eaves storage. Wooden double glazed velux window, fitted wardrobes, t.v. aerial lead and electric heater.

External



Enclosed patio garden to front.

Parking

Tenure

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

Energy Rating

D

Council Tax Band

A

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.

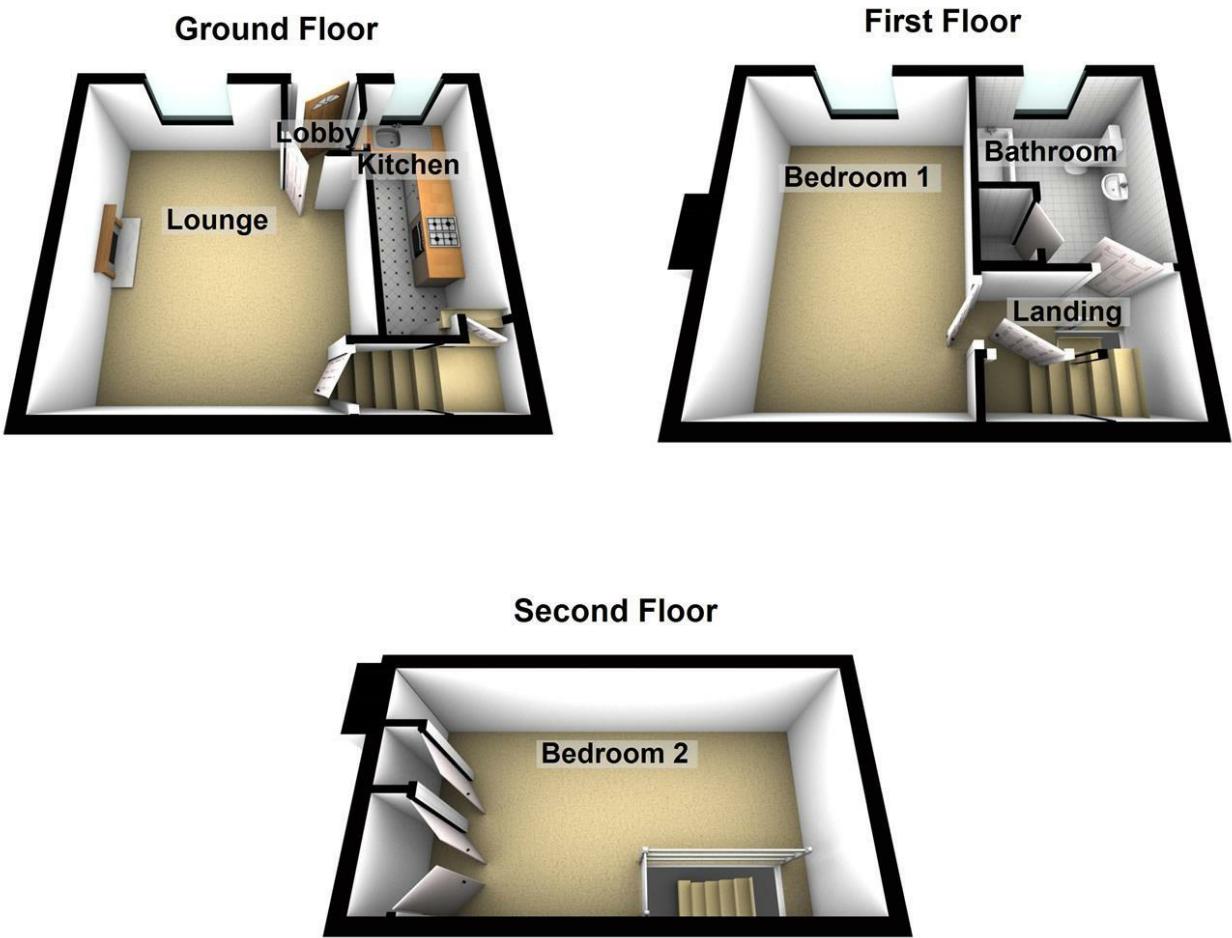
Boundaries & Ownerships

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.

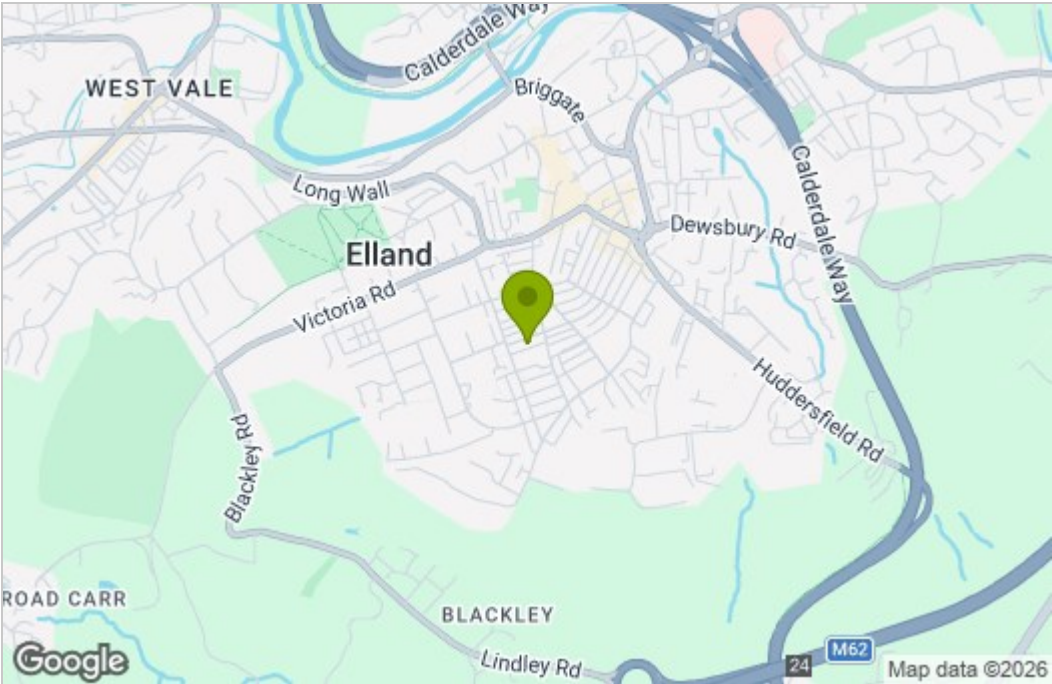
Mortgages

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.**

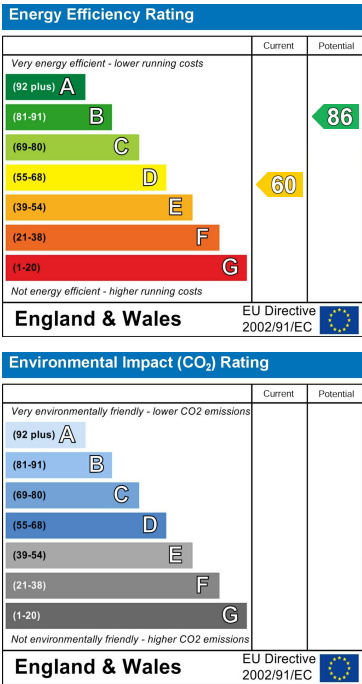
Floor Plan



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.