



37 Myrtle Road, Elland, HX5 0HU

£135,000

Offered FOR SALE is this TWO bedroom stone built mid terrace in this popular part of Elland. Accommodation comprises; Entrance porch, lounge and breakfast kitchen. To the first floor; landing, two bedrooms and modern bathroom. Gardens front and rear and on street parking. The property benefits from wooden double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. Viewing essential.

Entrance Porch 3'11" x 5'1" (1.2 x 1.55)

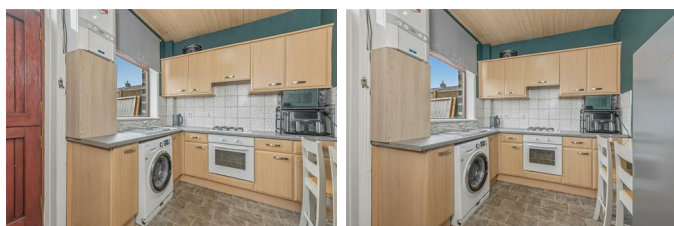


Lounge 13'1" x 13'9" (4 x 4.2)



Radiator, wooden double glazed window to front and cornice to ceiling. Cable point, t.v. aerial lead and telephone point. Door to breakfast kitchen;

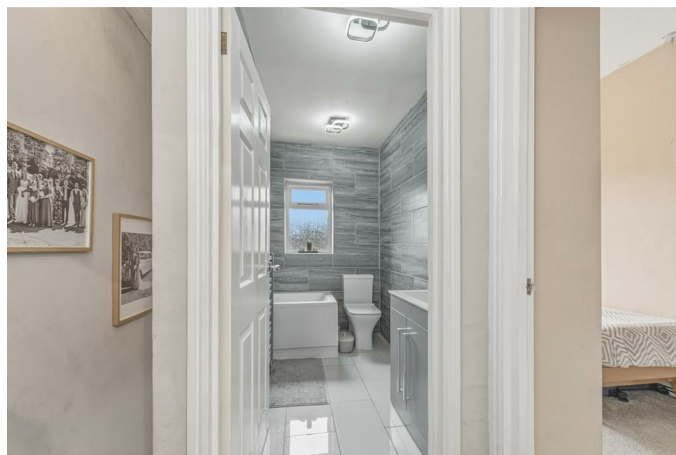
Breakfast Kitchen 8'0" x 10'7" (2.45 x 3.25)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine, electric oven and gas hob. 'I-mini' condensing combi boiler, space for fridge freezer and programmer/room stat. Understairs storage housing the electric meter and fusebox. Radiator, gas meter, wooden obscure double glazed window and wooden double glazed window to rear. Wooden door with wooden obscure double glazed window above to rear. Staircase access to first floor;

First Floor

Landing



Loft hatch, radiator and doors to bathroom and bedrooms;

Bedroom One 10'11" x 13'1" (3.35 x 4)



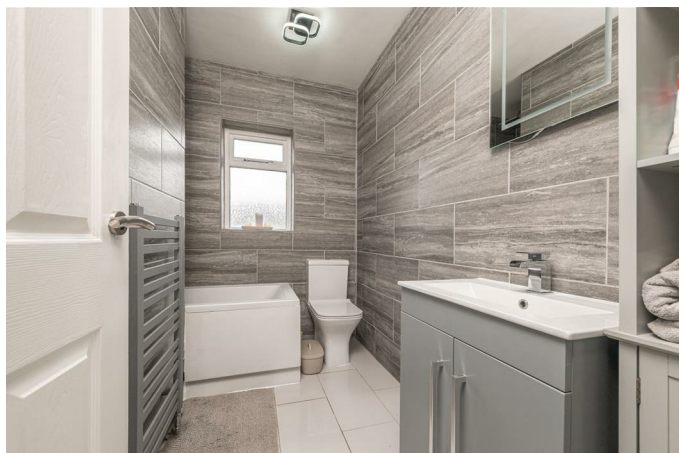
Double bedroom with radiator, wooden double glazed window to front and feature fireplace. Storage cupboard to one alcove.

Bedroom Two 6'8" max x 11'1" max (2.05 max x 3.4 max)



Single bedroom with radiator and wooden double glazed window to rear.

Bathroom 7'0" max x 7'10" max (2.15 max x 2.4 max)



Having a three piece suite comprising low flush w.c. sink with waterfall tap and vanity unit and bath with waterfall tap, waterfall shower and mains shower. Tiled floor, tiled walls and and heated towel radiator. Wooden obscure double glazed window to rear.

External



To the rear is an enclosed Indian sandstone patio (completed 2025), wooden shed, outside socket and outside tap.

Parking

On street parking

Tenure

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

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

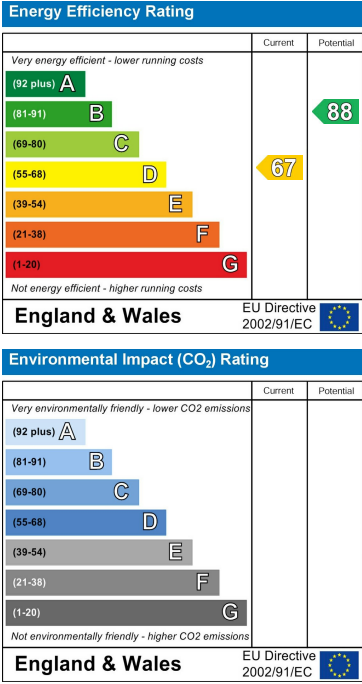
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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



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