



21 Langdale Street, Elland, HX5 0JL

£79,950

Offered FOR SALE with NO CHAIN is this TWO BEDROOM stone built mid terrace in the heart of Elland. Accommodation comprises; Entrance lobby, lounge. To the lower ground floor; lobby, bathroom and kitchen. To the first floor; landing and two bedrooms. Yard to front and on street permit parking. The property has the benefit of Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy or investment property. Viewing essential.

Ground Floor

Entrance Lobby



Upvc obscure double glazed door with Upvc obscure double glazed window above to front. Staircase access to first floor and door to lounge;

Lounge



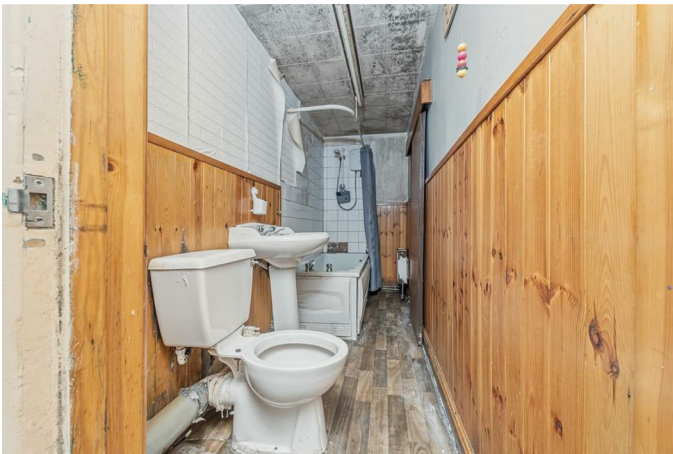
Upvc double glazed window to front, radiator and cable point. Telephone point, t.v. aerial lead and wall lights. Living flame gas fire with marble effect base and surround and wooden fireplace. Door to staircase access to lower ground floor;

Lower Ground Floor

Lobby

Upvc double glazed door to front. Gas meter, electric meter and fusebox. Opening to kitchen and door to bathroom;

Bathroom



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric 'Triton' shower over. Part wood paneled walls, part tiled walls and extractor fan. Radiator and understairs storage.

Kitchen



Having a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic sink and drainer, gas cooker point and plumbing for washing machine. Vokera condensing combi boiler, radiator and built in cupboard with shelving to one alcove. Upvc double glazed window with extractor fan to front and radiator.

First Floor

Landing

Doors to bedrooms;

Bedroom One



Double bedroom with Upvc double glazed window to front, t.v. aerial lead and radiator.

Bedroom Two



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

External



Yard to front.

Parking

On street permit 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.

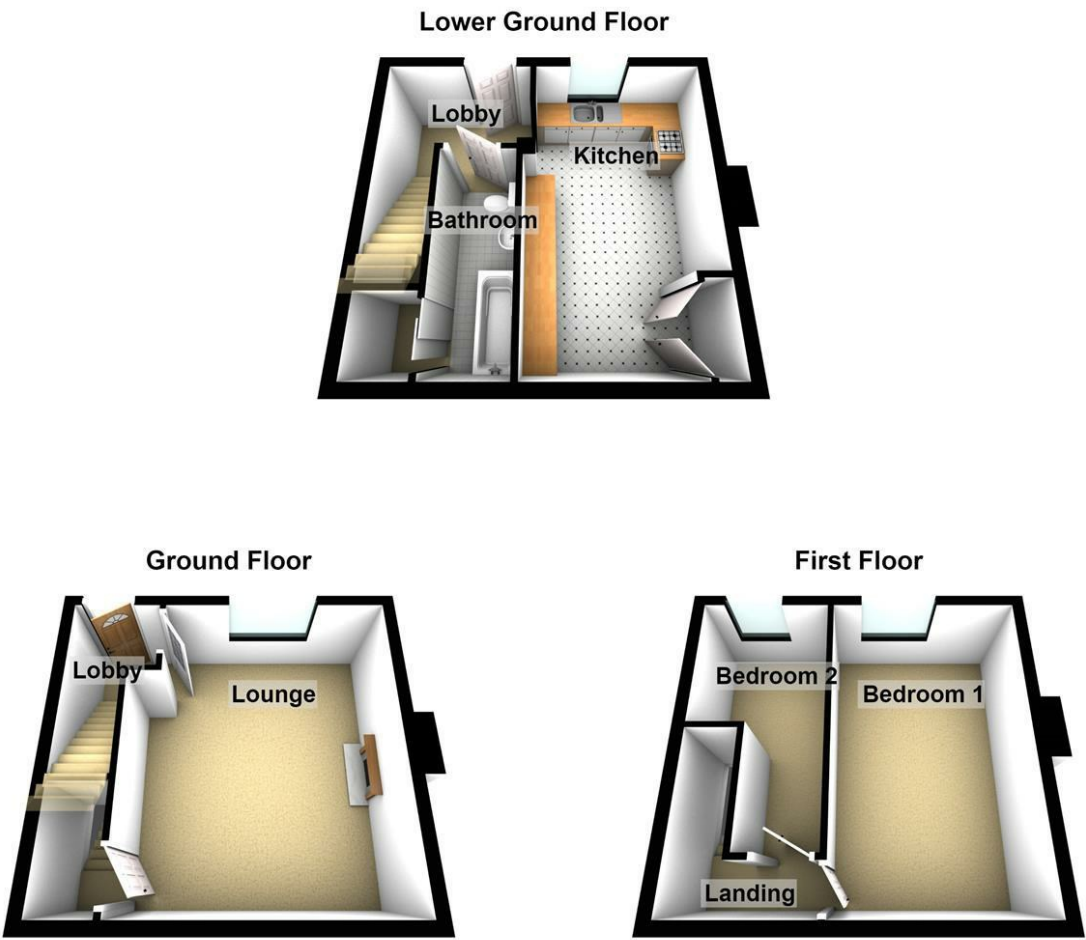
Boundaries & Ownerships

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.

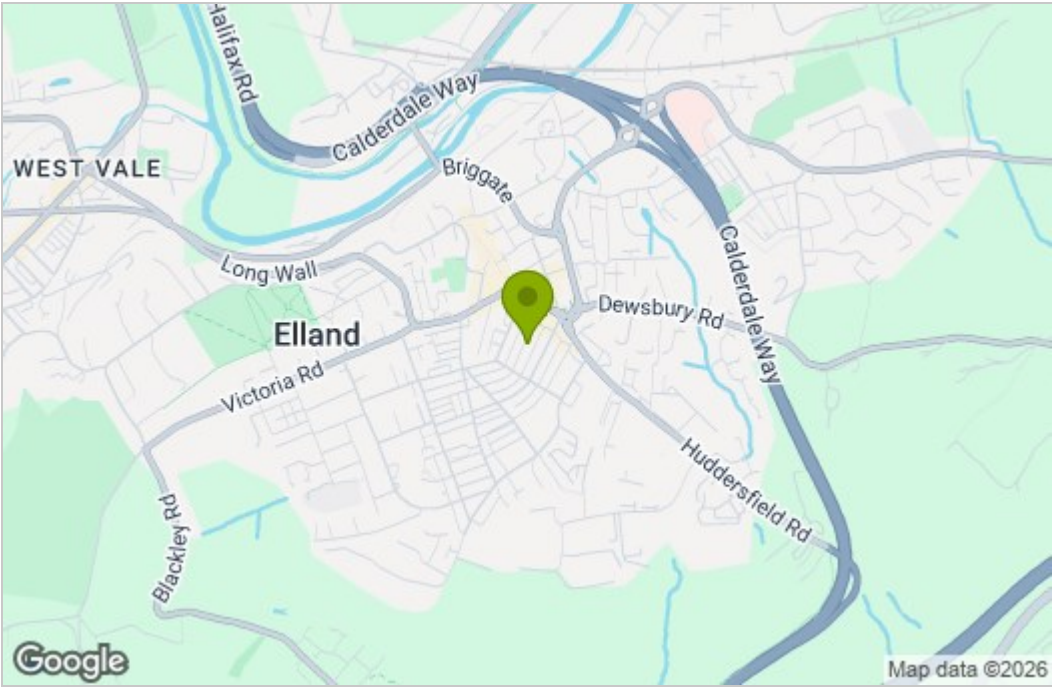
Mortgages

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.

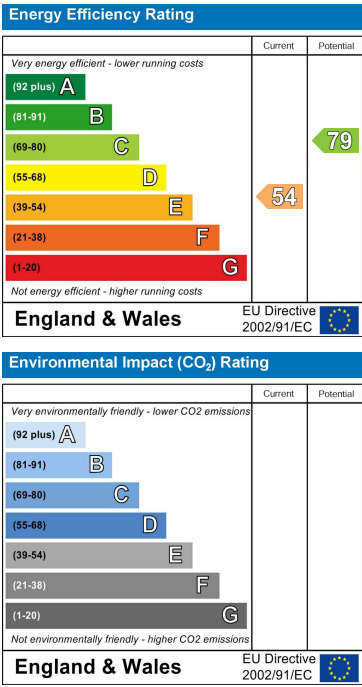
Floor Plan



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