

## 2 bed terraced house to buy in

Beech Street, Elland, West Yorkshire, HX5 0JD

**£89,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedrooms
- ✓ Mid Terrace
- ✓ Garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Offered FOR SALE is this TWO bedroom stone built enclosed mid terrace in the heart of Elland.

Accommodation comprises; Spacious lounge and lower ground floor kitchen. To the first floor; landing, two bedrooms and shower room. Enclosed garden and parking to the front. 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. Ideal FTB. The property has an attic that is accessed by loft ladders. There is a velux window.

Ground Floor -

Lounge - 4.1 x 4.67 (13'5" x 15'3") - Upvc double glazed window to front and radiator. Feature stone fireplace, stone flagged floor and exposed brick feature wall. Staircase access to first floor and opening to staircase access to lower ground floor;

Lower Ground Floor -

Kitchen - 2.29 x 3.86 (7'6" x 12'7") - Having a range of shaker style wall and base units with laminate worktop and upvc splashback. Composite 'Franke' sink and drainer, plumbing for washing machine, integrated fridge and space for freezer. Electric 'Ariston' cooker, five ring 'Premier range' gas hob with glass splashback and extractor hood above. Upvc double glazed window to the front, fusebox and electric meter. Upvc ceiling, exposed brick wall and beams to ceiling.

First Floor -

Landing - Loft hatch with drop down ladder and doors to bathroom and bedrooms;

Bedroom One - 2.67 x 3.28 (8'9" x 10'9") - Double bedroom with Upvc double glazed window to front and radiator.

Bedroom Two - 2.03 x 2.03 (6'7" x 6'7") - Single bedroom with Upvc double glazed window to front and radiator. Cupboard housing the wall mounted 'Worcester' condensing combi boiler.

Shower Room - Three piece suite comprising low flush w. sink with vanity unit and double shower cubicle with sliding glass doors and mains waterfall and mixer shower. Extractor fan, spotlights and shower walls. Chrome heated towel radiator.

External - The front of the property has a large enclosed pebbled and paved garden which has off road parking and a carport.

Parking - Off road parking

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £89,000

Property Type: Terraced House

Parking: Off Street

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

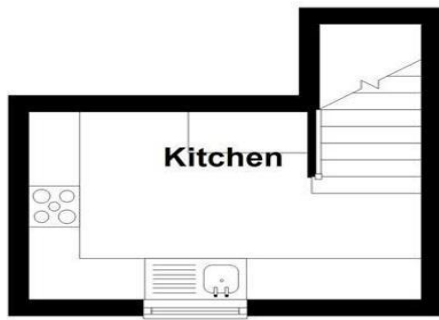
Water meter: No

Sewerage: Standard UK domestic

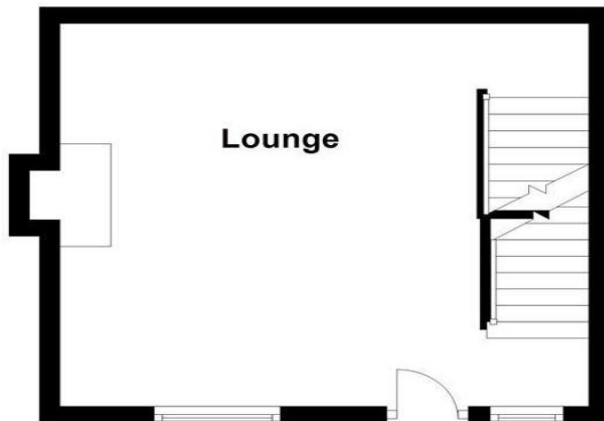
Air conditioning: No

Mobile signal coverage: Good

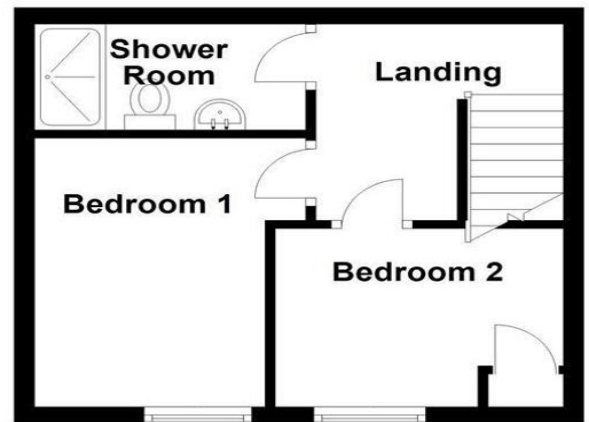
## Lower Ground Floor



Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Beech Street, Elland, West Yorkshire, HX5 0JD

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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.

