

# Peter David

# Properties Ltd

Residential Sales and Lettings



**36 Albion Street**

Elland, HX5 0HA

**Offers Over £95,000**





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, Elland, HX5 0HA

**Offers Over £95,000**



\* ACHIEVABLE RENTAL INCOME £650PCM \* Offered to the open market with no upward chain is this SPACIOUS TWO BEDROOM home is located within easy reach of local amenities and transport links in Elland. For those who need to commute, the property is within easy access to the M62 motorway network and situated on a bus route. This property is well presented throughout. Internally comprising: an entrance hall, living room, kitchen diner, two double bedrooms, and a bathroom. Externally there is a front yard providing a perfect outdoor space. Viewings are highly recommended!

\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\*

## Entrance Hall

Ideal for storing shoes and coats, a small entrance hall has a window overlooking the garden and provides access into the living room and upstairs.

## Living Room

A spacious living space with a feature fireplace and a window overlooking the garden. With grey walls, a white ceiling and beige carpets the room is presented in a neutral colour scheme. There is access down to the Kitchen Diner.

## Kitchen Diner

A cellar conversion provides a spacious kitchen area with plenty of work surface and storage space and floorspace for a large dining table. There is a sink and oven space and a window looking up to the rear garden.

## Bedroom One

A small double bedroom with a light and neutral colour scheme and a window overlooking the garden.

## Bedroom Two

A small double bedroom with a neutral colour scheme and a window overlooking the garden.

## Bathroom

An unusually large bathroom with a bathtub and over bath shower, sink and w/c. There is also enough floorspace for additional storage.

## External

A low maintenance garden to the front of the home which offers the perfect space to relax on sunny days.

## Directions

For Satnav please use the postcode HX50HA. The property is accessed from Catherine Street as a back to back property.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

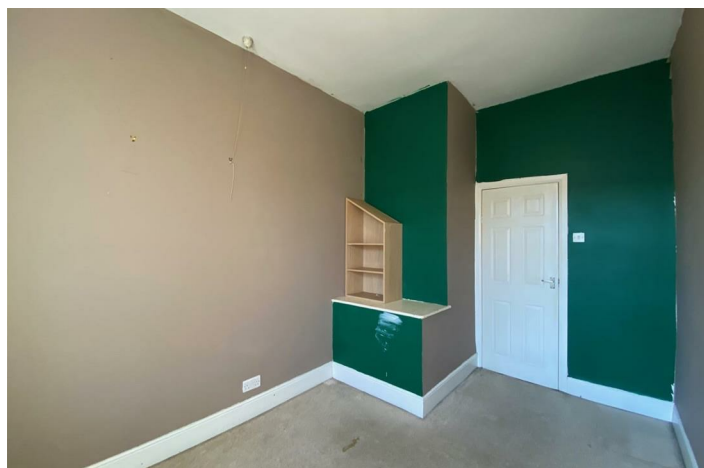
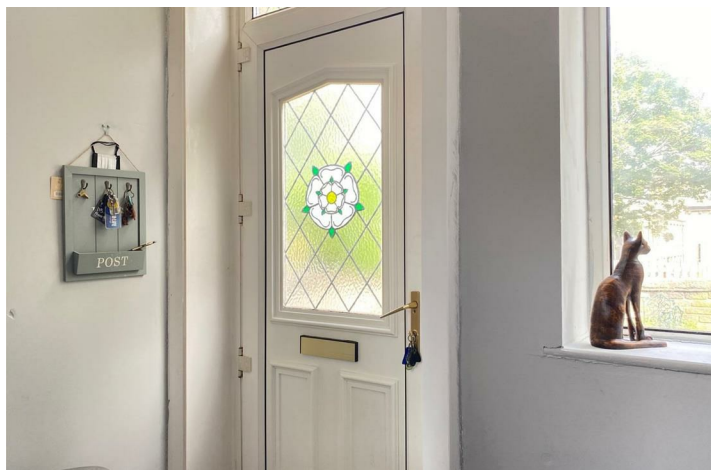
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Up

Kitchen

5.1 x 4.4

Lower Ground Floor

Dn

Living Room

4.8 x 4.4

Ground Floor

Dn

Bedroom

4.0 x 2.5

Bedroom

4.0 x 2.4

Bathroom

First Floor

Approximate Gross Internal Area

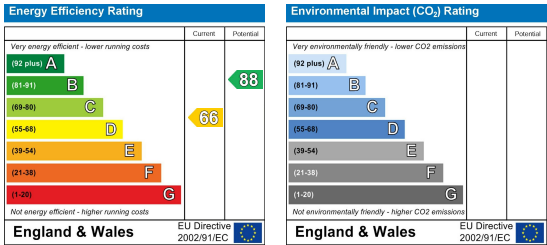
84 sq m / 904 sq ft

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.