



**Old Earth, Elland, HX5 9ES**  
**£120,000**

A unique opportunity to purchase a two bedroom, ground floor maisonette in this peaceful residential area of Elland. Benefiting from off road parking for two cars and an enclosed, low maintenance garden this would make an ideal home for a retired or professional person/couple. The property is freehold.

The accommodation, in brief, comprises: Entrance hall, lounge, kitchen, two bedrooms and the house bathroom. There is driveway parking for two cars to the front of the property with an enclosed garden to the rear.



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## Entrance Hall

Radiator. Double glazed front door.

## Lounge 15'2" x 10'0" (4.624 x 3.054)

Electric fire. Radiator. UPVC double glazed French doors to rear garden.

## Kitchen 7'11" x 7'9" (2.425 x 2.367)

Fitted kitchen with a range of wall and base units. Stainless steel one and half bowl sink. Tiled splashback. Electric oven. Gas hob with extractor hood over. Plumbing for washing machine. Integrated fridge freezer. Cupboard housing boiler. Radiator. UPVC double glazed window to front elevation.

## Bedroom One 9'6" x 11'11" (2.902 x 3.649)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

## Bedroom Two 7'0" x 7'10" (2.153 x 2.408)

Radiator. UPVC double glazed window to front elevation.

## Bathroom

Three piece bathroom suite comprising: Bath with mixer taps, wash hand basin and WC. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to side elevation.

## Parking

Off road parking for two cars.

## Rear Garden

Enclosed low maintenance garden with shed.

## Council Tax Band

B

## Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is [///urban.hype.beast](https://www.what3words.com/)

## Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the

property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) A			(82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

