



Springfield Road, Elland,

£145,000

* TOWN HOUSE * TWO BEDROOMS * IDEAL STARTER HOME *
* CLOSE TO AMENITIES * GARDEN * PARKING *

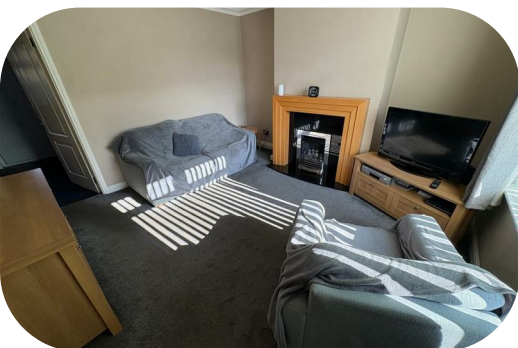
Situated on the outskirts of Elland is this Ideal FTB/Young Family Home.

Within easy reach of amenities, shops, schools and excellent motorway links.

The property benefits from gas central heating, double glazing, garden and off street parking.

Briefly comprising entrance vestibule, lounge, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a low maintenance garden to the rear with a off street parking to the front.



Lounge

12'5" x 12'4" (3.78m x 3.76m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

15'9" x 8'3" (4.80m x 2.51m)

Fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob and extractor fan, integrated fridge/freezer, dishwasher, washing machine, radiator, double glazed window, upvc door to rear.

First Floor

Bedroom One

15'3" x 9'4" (4.65m x 2.84m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

9'5" x 8'2" (2.87m x 2.49m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath. low suite wc, pedestal wash basin, radiator and double glazed window.

Directions

From our office on Queensbury High Street head toward Russell St, after 3.4 miles use the right lane to merge onto Burdock Way/New Bank/A58, turn right onto Burdock Way, at the roundabout take the 1st exit onto Orange St, right onto Broad St, right onto Commercial St, continue straight onto Huddersfield Rd, continue to follow A629 for 2.5 miles, take the exit toward Elland, at the roundabout take the 2nd exit onto Elland Ridges Link, turn right onto Elland Ln, left onto Springfield Rd.

TENURE

FREEHOLD

Council Tax Band

A / Calderdale



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk