



## 62 Elizabeth Street

, Elland, HX5 0LD

£950

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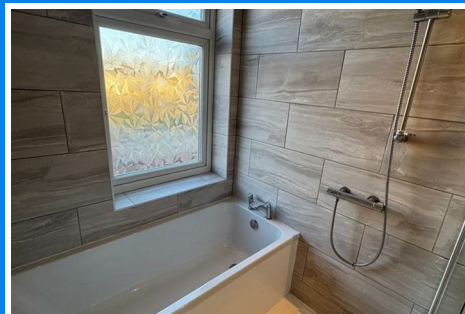
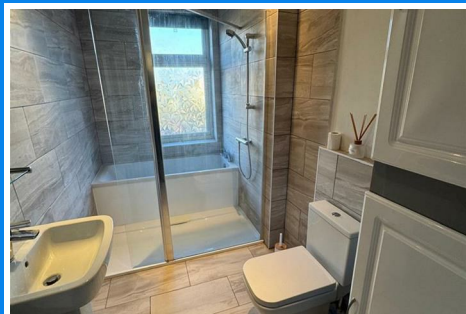
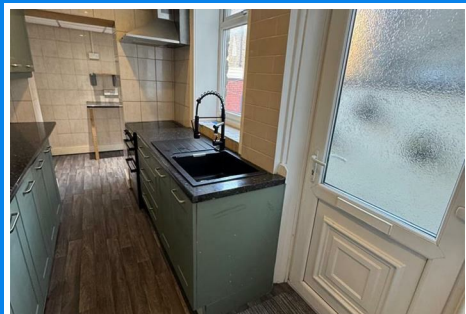




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, Elland, HX5 0LD

£950



We are delighted to bring to the market this spacious four-bedroom, three-storey property located in the popular and well-connected town of Elland.

Set over three generous floors, the home offers flexible living ideal for families or professionals. The ground floor features a large, welcoming lounge, a separate dining area perfect for entertaining, a well-proportioned kitchen, and a useful separate utility area. To the rear and front, the property also benefits from private outdoor space.

The first floor comprises two well-sized bedrooms and a family bathroom, while the second floor offers two further bedrooms along with a convenient WC and wash basin — ideal for guests or older children seeking their own space.

In addition, the property boasts a large cellar, providing excellent storage or potential for further use.

Situated in a sought-after area of Elland, the property enjoys excellent transport links, including easy access to the motorway network, as well as close proximity to the town centre with its range of shops, amenities, and services.

This is a substantial home offering space, versatility, and a great location — early viewing is highly recommended.

Council Tax Band - A  
EPC Rating - D



Satellite map of Elland, West Yorkshire, showing the location of the Elland Urban District. A red pin marks the center of the district. Labels include 'Long Wall', 'Elland', and 'Victoria Rd'.

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-38) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-38) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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.