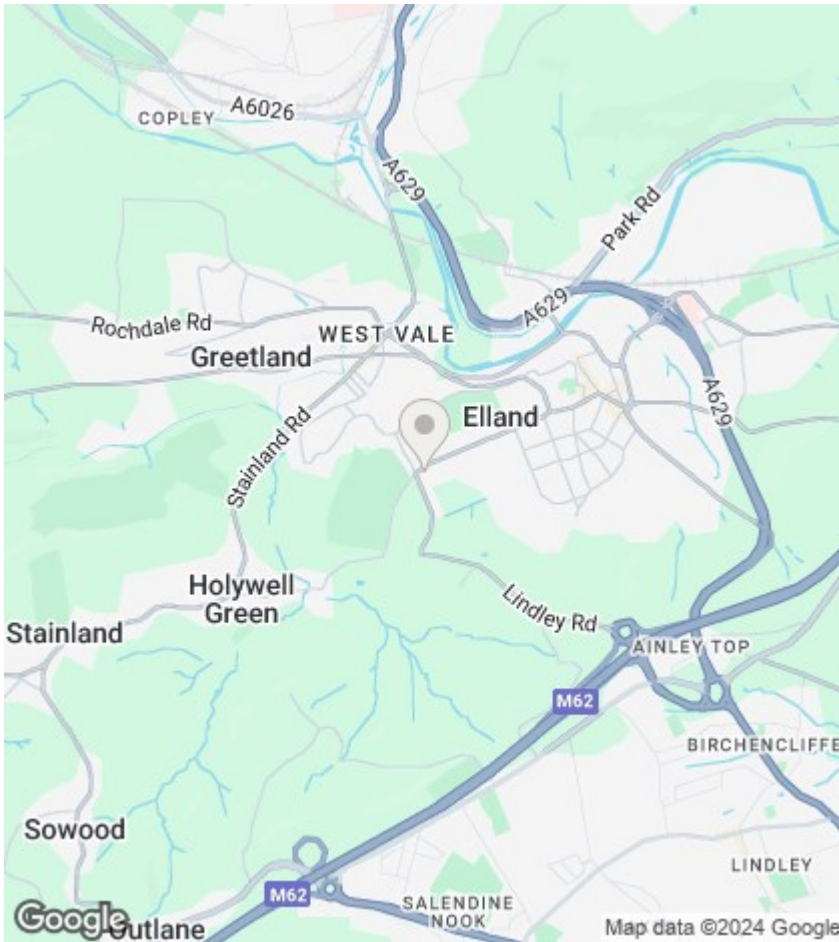




115 Victoria Road, Elland, HX5 0QF

Offers In The Region Of £495,000

- : Highly Desirable Residential Location
- : 4 Double Bedrooms & One Single
- : Lift To First Floor
- : Requires Some Cosmetic Attention
- : Breakfast Room Conservatory & Utility Room
- : Extended Detached Family Home
- : Large Garden to The Rear
- : Easy Access to M62
- : 2 Bathrooms, Disabled Shower Room & Downstairs Cloakroom
- : Viewing Essential



### Directions

SAT NAV HX5 0GF

### Viewings

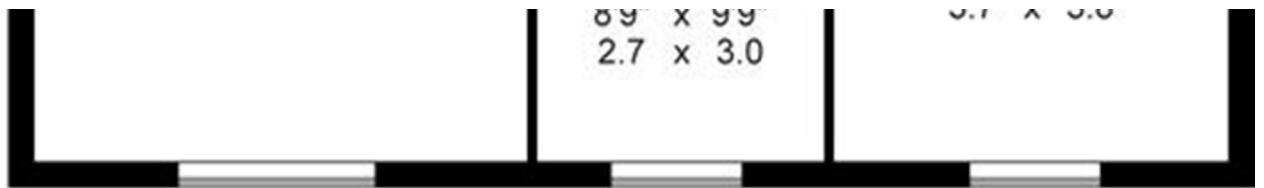
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### Council Tax Band:

F

### EPC Rating:

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor

