



2 Waverley Road, Elland, West Yorkshire, HX5 0NL

Offers In Excess Of £205,000

- : Popular & Convenient Location
- : Extended Kitchen
- : Requires Some Cosmetic Attention which is reflected in the asking price
- : Viewing Essential
- : Traditional Stone Built End Terraced Residence
- : Gardens
- : Spacious Family Home
- : 2 Reception Rooms
- : Easy Access To M62
- : Realistically Priced

Approx Gross Floor Area = 1253 Sq. Feet
 = 116.4 Sq. Metres



For illustrative purposes only. Not to scale.



Directions

Viewings

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

Council Tax Band

C

EPC Rating:

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