



Springfield Road, ELLAND, HX5 9EW

welcome to

Springfield Road, ELLAND

Three bedroom end-terrace property situated in Elland, Price £160,000 which could be a great first time buyer opportunity. Situated within close proximity to good schools & local amenities. Benefitting from a conservatory, front & rear gardens and off street parking. Contact us now to view.



Lounge

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

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. There is an electric fire and the lounge itself has carpeted flooring.

Kitchen

15' 8" x 8' (4.78m x 2.44m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer. With a double glazed window to the rear elevation, door which leads to the conservator and two ceiling light points. There is an electric oven, four ring gas hob with an extractor hood. The kitchen itself has vinyl flooring.

Conservatory

19' 7" x 7' 3" (5.97m x 2.21m)

With laminate flooring, gas central heating radiator and two wall lights.

Bedroom One

9' 3" x 9' 3" (2.82m x 2.82m)

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has laminate flooring.

Bedroom Two

11' 4" x 7' 8" (3.45m x 2.34m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m)

With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bathroom

The house bathroom comprises of a three piece suite which includes a low level wc, pedestal wash hand basin and a panelled bath with a shower over. There is a frosted double glazed window to the front elevation, ceiling spotlights and the bathroom itself has vinyl flooring.

Externally

To the front of the property there is a good sized garden which is fenced for privacy, has astro turf and a decked area to the side which provides space for garden furniture if desired and to the rear is a paved garden. There is a driveway which provides off street parking.



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welcome to

Springfield Road, ELLAND

- OFF STREET PARKING
- FRONT & REAR GARDENS
- CONSERVATORY & SOLAR PANELS
- SITUATED CLOSE TO SCHOOLS & LOCAL AMENITIES
- FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114830 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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