

60 Springfield Road, Elland, HX5 9EN

**£125,000**

Offered FOR SALE is this THREE bedroom end terrace house in the Lower Edge area of Elland. Accommodation comprises of; Entrance lobby, lounge and dining kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens to the front and rear of the property. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing is essential. Offered for sale with either vacant possession or with tenant in situ.

## Ground Floor

### Entrance Lobby

### Lounge



### Dining Kitchen



## First Floor

### Landing

### Bedroom One



### Bedroom Two



## Bedroom Three



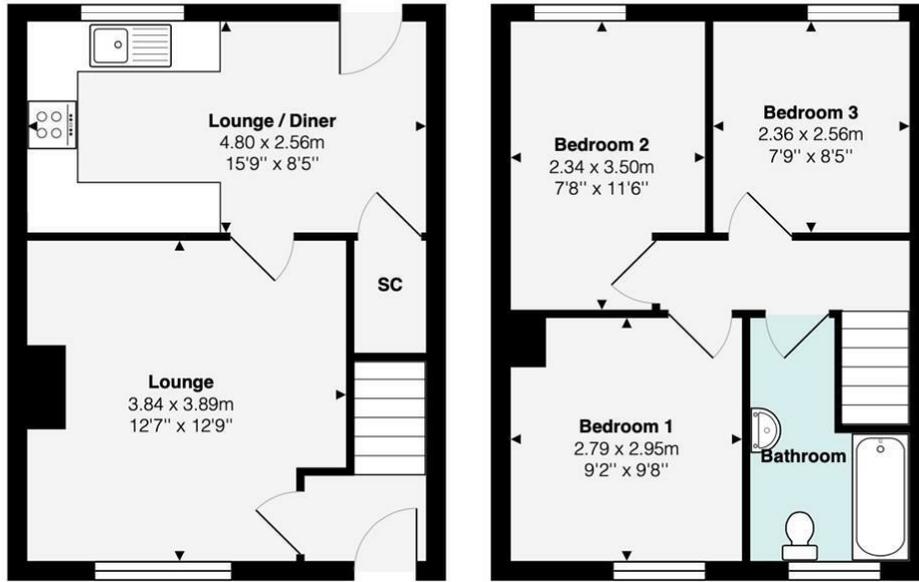
## Bathroom



## External



# Floor Plan

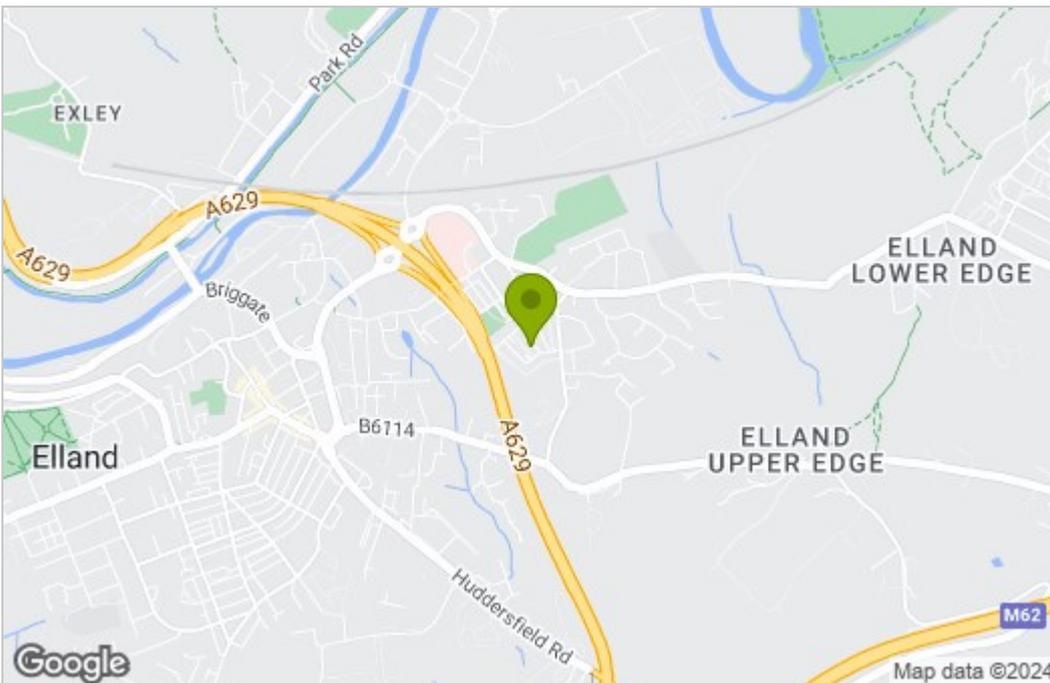


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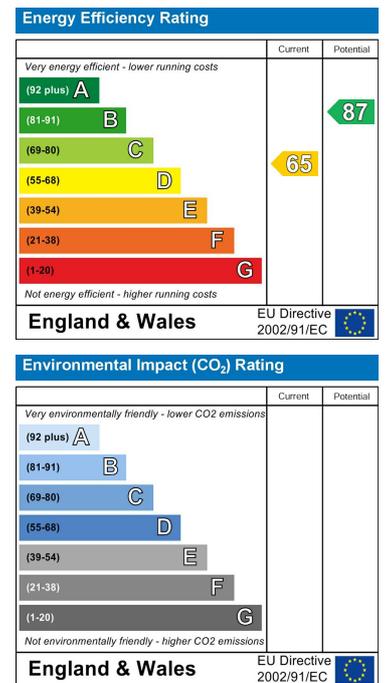
Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.