



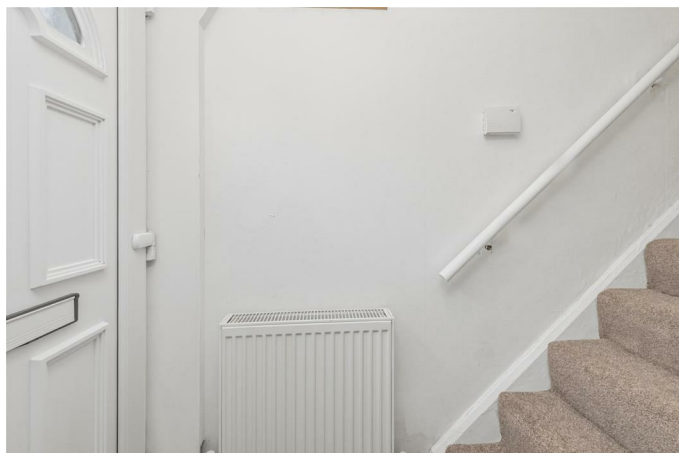
37 Springfield Road, Elland, HX5 9EW

Offers Over £130,000

Offered FOR SALE with NO CHAIN is this THREE bedroom brick built mid terrace in the Lower Edge area of Elland. Accommodation comprises; Entrance lobby, lounge and dining kitchen. To the first floor; landing, three bedrooms and bathroom. Garden to rear and off road parking to front. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

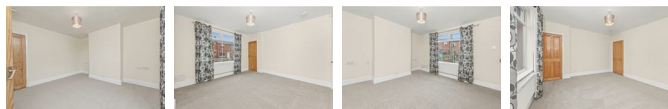
Ground Floor

Entrance Lobby



Upvc obscure double glazed door to front, radiator and staircase access to first floor. Door to lounge;

Lounge 12'0" max x 12'4" max (3.68 max x 3.78 max)



Upvc double glazed window to front, radiator and two air vents. Internet point and t.v. point. Door to dining kitchen;

Dining Kitchen 8'0" x 15'9" (2.44 x 4.82)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, four ring gas hob, electric oven and extractor hood. Radiator, fusebox, gas meter and tiled floor. Combi boiler, mobile room stat and understairs storage with radiator. Upvc obscure double glazed door and two Upvc double glazed windows to rear.

First Floor

Landing



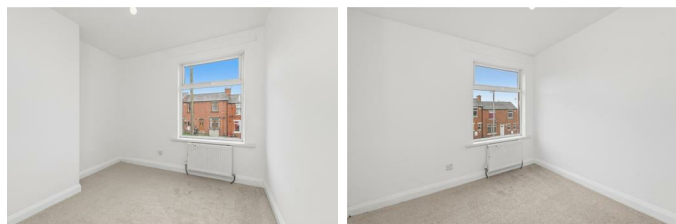
Doors to bathroom and bedrooms;

Bedroom One 7'10" max x 11'5" max (2.4 max x 3.5 max)



Radiator and Upvc double glazed window to rear.

Bedroom Two 8'11" x 9'0" (2.74 x 2.75)



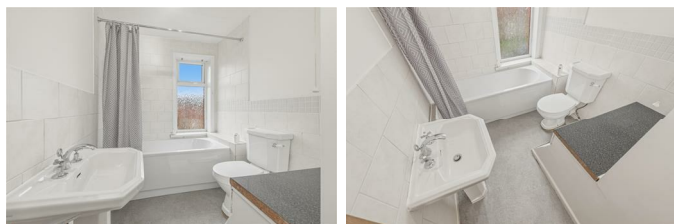
Radiator and Upvc double glazed window to front.

Bedroom Three 7'6" x 8'4" (2.3 x 2.55)



Radiator and Upvc double glazed window to rear.

Bathroom 6'4" max x 8'11" max (1.95 max x 2.74 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric shower over. Radiator, part tiled walls and Upvc obscure double glazed window to front.

External



Off road parking to front and patio garden to rear.

Parking

Driveway provides off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

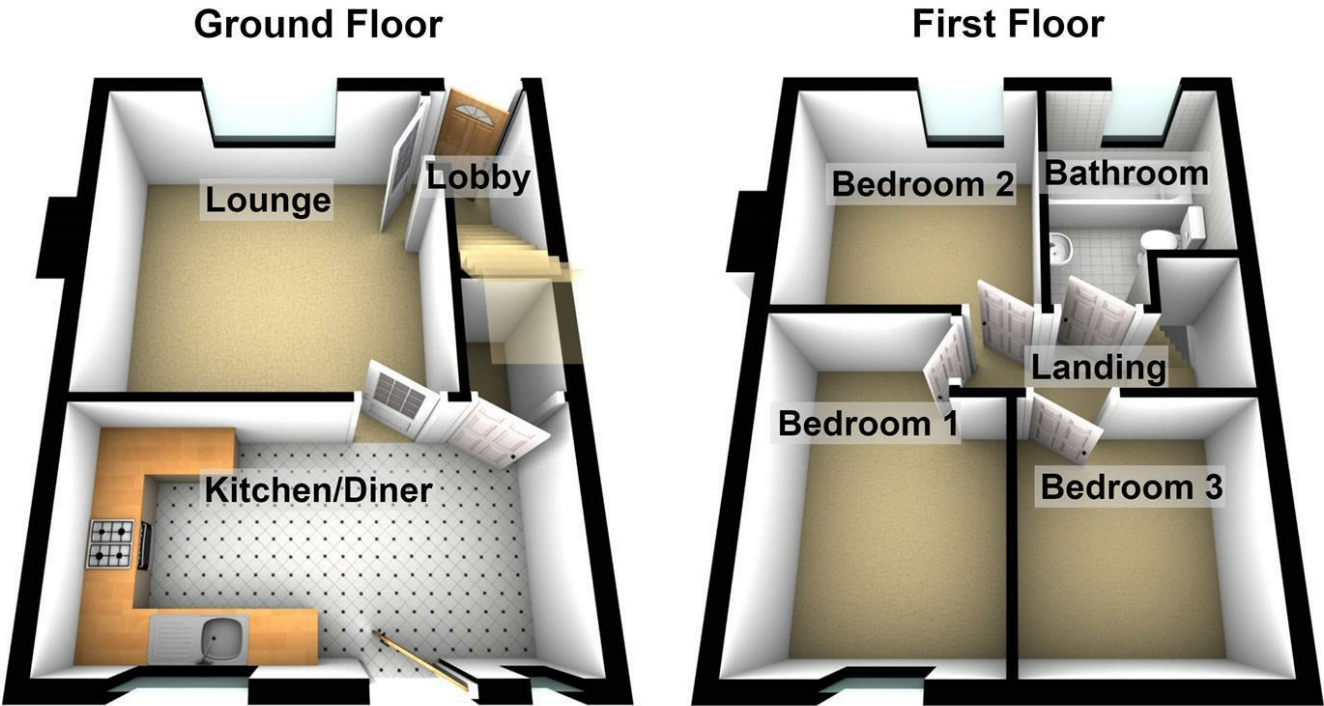
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

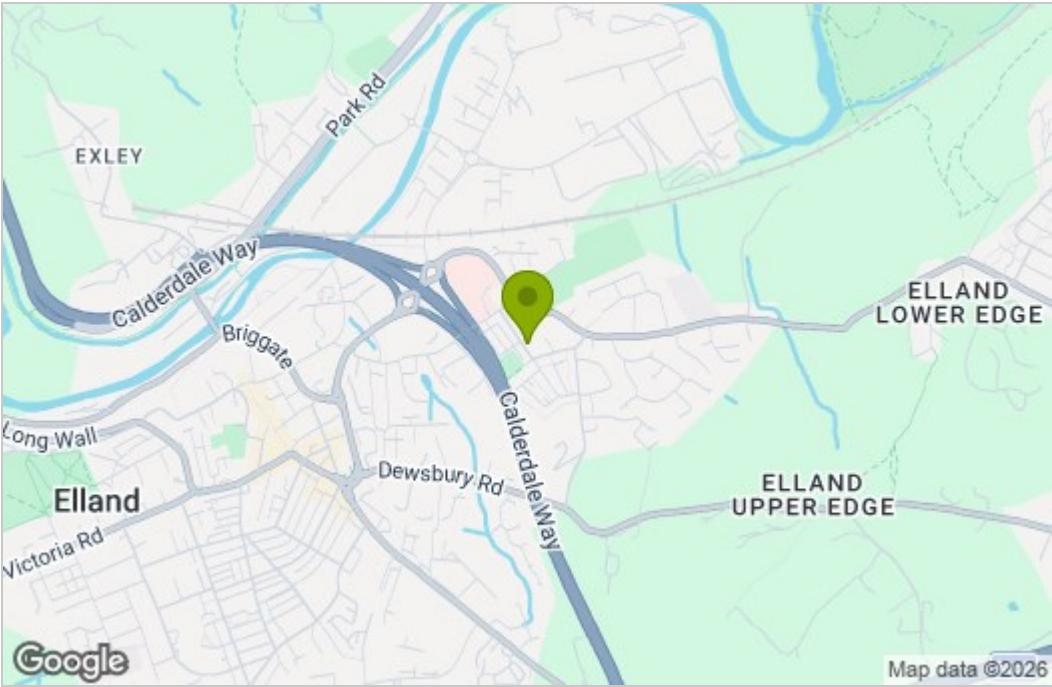
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

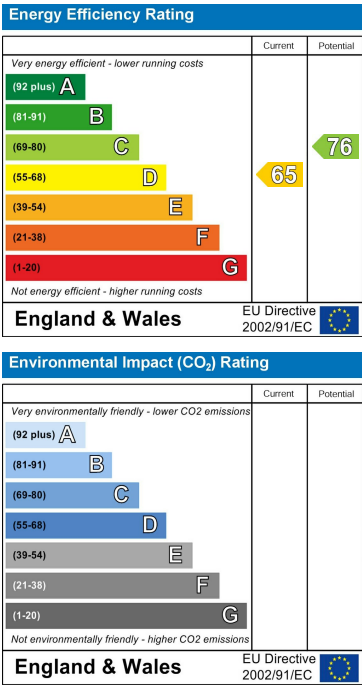
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.