



Oak Street
Elland
West Yorkshire
HX5 0JJ

Offers In Excess Of £95,000

bettermove

Oak Street Elland

Bettermove are proud to present this 2 bedroom terraced house in Elland available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

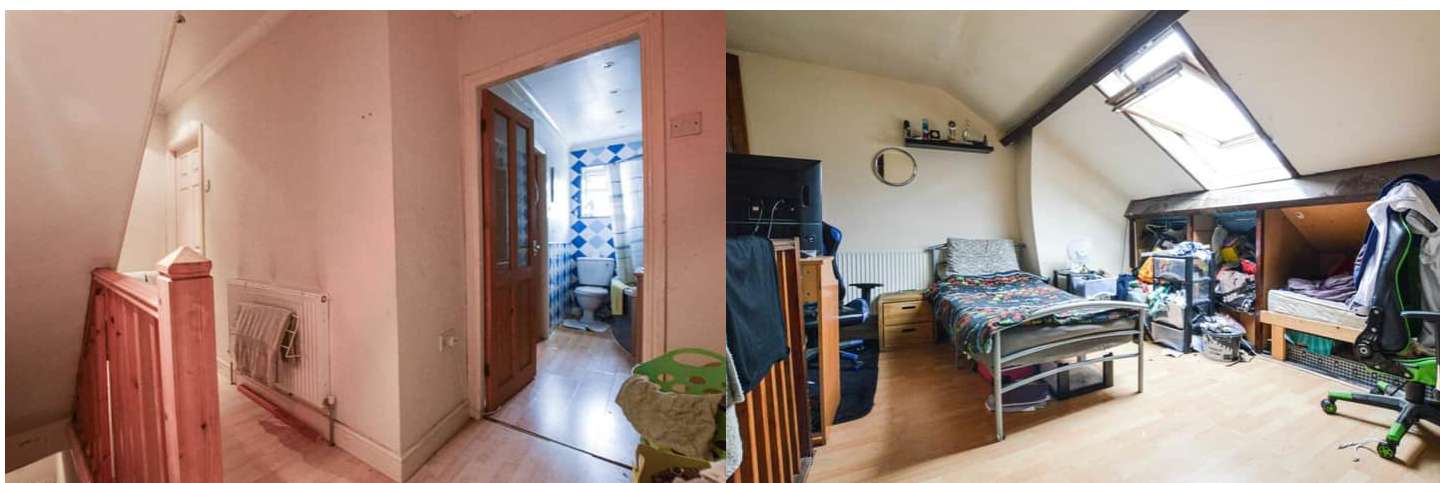
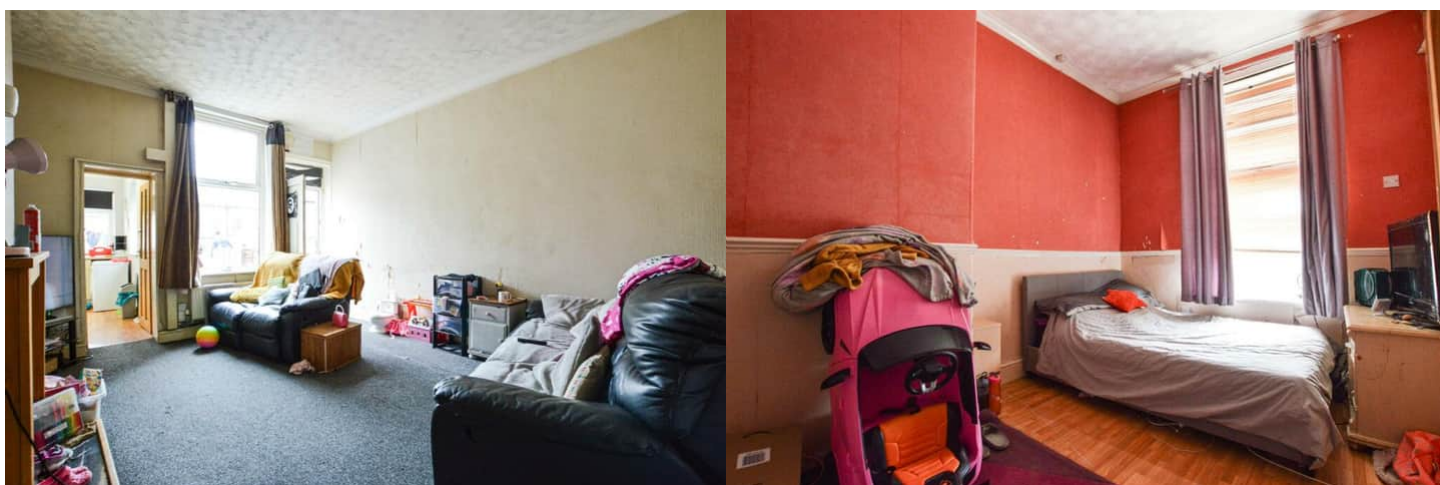
The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

The interior of this property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 1 bedroom and the family bathroom. The second floor holds the second bedroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Elland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A629, M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Basement

Approx. 11.6 sq. metres (125.0 sq. feet)



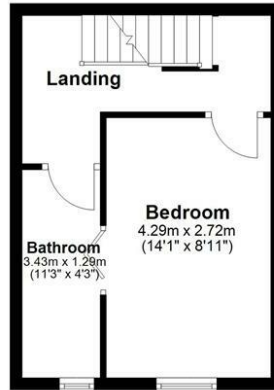
Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



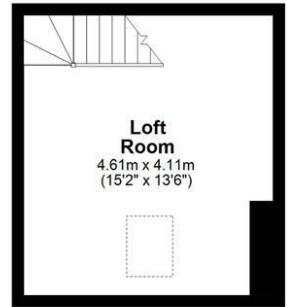
First Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



Second Floor

Approx. 18.9 sq. metres (203.9 sq. feet)



Total area: approx. 85.6 sq. metres (921.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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