



**Crestfield Crescent
Elland
West Yorkshire
HX5**

Offers in Excess of £410,000

bettermove

Crestfield Crescent

Elland

Bettermove are proud to present this 5 bedroom semi-detached house in Elland.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

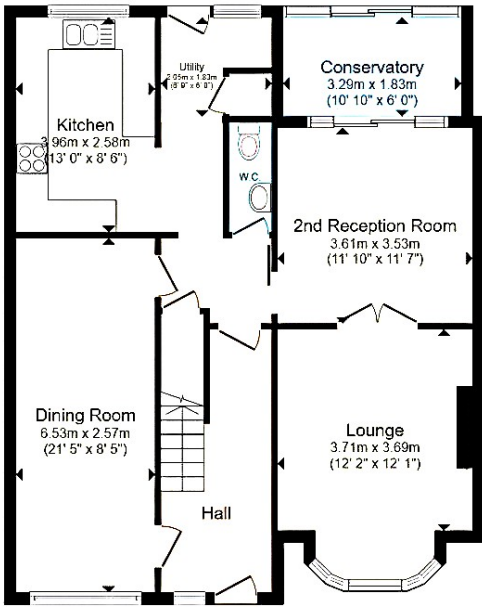
The council tax band is D.

The interior of this beautifully presented property comprises a spacious lounge with bay window, dining room, sitting room, conservatory, modern fitted kitchen, utility room and WC on the ground floor. The first floor consists of five double bedrooms, a stylish four piece family bathroom and a generous attic room which can be utilised as an occasional sixth bedroom. The exterior boasts a private rear garden, mainly laid with paving, perfect for enjoying the summer months.

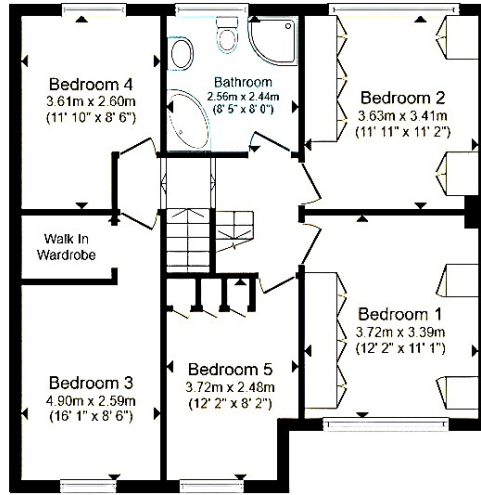
Located in the popular town of Elland, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Halifax Train Station, a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

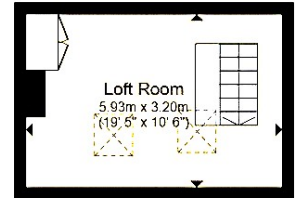




Ground Floor



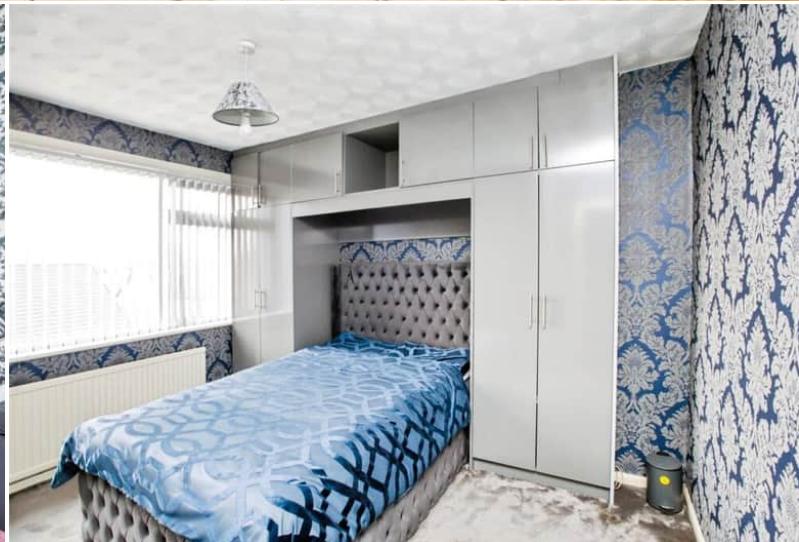
First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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