



Catherine Street, Elland, HX5 0ND
£105,000

Situated close to all the amenities Elland has to offer is this two bedroom, back to back property. Having been well maintained by the current owners and benefiting from a dormer to the attic bedroom this is an ideal purchase for a first time buyer, buy to let investor or professional person/couple.

The accommodation, in brief, comprises: Lounge and kitchen with access to cellar on the ground floor. To the first floor there is a double bedroom and house bathroom with a further double bedroom on the second floor. There is a paved enclosed yard to the front.



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Lounge 14'11" x 13'1" (4.565 x 4.007)

Coal effect living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Kitchen 12'0" x 5'1" (3.678 x 1.558)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Cooker hood. Integrated fridge freezer. Plumbing for washing machine. Radiator. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from lounge. Stairs leading to second floor.

Bedroom one 15'0" x 9'5" (4.580 x 2.876)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Partially tiled. Bath with shower over. Radiator. UPVC double glazed window to front elevation.

Second Floor:

Bedroom two 10'2" x 10'11" (3.112 x 3.346)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Front Garden

Enclosed paved yard to the front.

Energy

This property is energy rated D

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property are ///hike.flown.shares

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute

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We are not a member of a client money protection scheme.

