



**Catherine Street, Elland, HX5 0EZ**  
**£100,000**

An immaculately presented, two bedroom, back to back terrace located close to central Elland. With a contemporary kitchen attractive lounge and modern bathroom this is an ideal home for a first time buyer, professional couple or buy to let investor.

The accommodation, in brief, comprises: Entrance hall, lounge, kitchen and access to the utility room/cellar on the ground floor. On the first floor is a double bedroom and bathroom with the second bedroom in the converted attic. There is fenced paved area to the front of the property.



# Catherine Street, Elland, HX5 0EZ

## Entrance Hall

UPVC double glazed door to front elevation.  
Radiator.

## Lounge 10'2" x 12'11" (3.101 x 3.950)

Electric Stove. Radiator. UPVC double glazed window to front elevation.

## Kitchen 5'7" x 12'11" (1.713 x 3.959)

Fitted kitchen with wall and base units.  
Composite one bowl sink. Electric oven.  
Electric induction hob. Radiator.

## Cellar / Utility Room 10'7" x 12'9" (3.233 x 3.892)

Wall and base units. Stainless steel sink.  
Radiator. Boiler. Window.

## Landing

Stairs leading from entrance hall. Stairs leading to bedroom two.

## Bedroom One 14'0" x 8'8" (4.282 x 2.653)

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

## Bedroom Two 11'5" x 12'5" (3.497 x 3.787)

Radiator. Velux. Under eaves storage.

## Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Chrome towel radiator. Extractor fan. UPVC double glazed window to front elevation.

## Front Garden

Enclosed yard with an outside light.

## 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 is: taps.hammer.level

## 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

part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

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

