



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.



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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

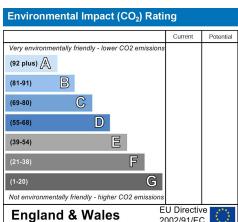
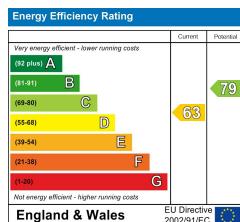
Stairs leading from entrance hall. Stairs
leading to bedroom two.

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

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

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



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

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