



Catherine Street, Elland

- * 2 DOUBLE bedrooms
- * Modern kitchen & bathroom
- * Central heating & double glazing
- * Walking distance to local shops
- * Rear garden
- * No onward chain

Offers in the region of £77,000





*** 2 DOUBLE BEDROOMS*** Beautifully presented 2 bedroom double fronted terrace in walking distance to the local amenities of Elland and with central heating and double glazing. Briefly comprising Entrance lobby, kitchen, living room, cellar, 2 double bedrooms, modern bathroom, loft space offering further potential and rear garden. This property has been tastefully decorated throughout and has been extremely well kept, making it ideal for a first time buyers home.

Entrance Lobby

Upvc external door, laminate flooring and giving access to the kitchen and the living room.

Kitchen 18' 2" x 6' 8" (5.53m x 2.03m)

Modern kitchen with matching cream wall and base units, wooden effect work surfaces, tiled splash backs, stainless steel sink, plumbing for a washing machine and a dishwasher, double glazed window to the front, laminate flooring, fittings for a gas cooker, space for fridge freezer, radiator, access to the cellar and access to the rear garden down passageway.

Passageway

Useful for storage or access to the rear garden.

Lounge 15' 0" x 13' 1" (4.57m x 3.98m)

Beautifully decorated lounge with coal effect gas fire with wooden surround, laminate flooring, double glazed window, radiator, and access to the stairs leading to the first floor.

First Floor Landing

Stairs with banister both sides, first floor landing has storage cupboards and access to the loft giving further potential subject to necessary consent.

Bedroom 1 18' 4" x 8' 3" (5.58m x 2.51m)

Large bedroom with carpet floor, radiator and double glazed window.

Bedroom 2 18' 4" x 7' 0" (5.58m x 2.13m)

Double glazed window, radiator and laminate flooring.

Bathroom 8' 2" x 5' 3" (2.49m x 1.60m)

Nicely presented bathroom with distressed wood effect laminate flooring, shell bath and overhead Mira shower with glass shower screen, shell basin, wc, frosted double glazed window and radiator.

Outside

To the front of the property is a gated entrance leading to the front door and offering a nice sitting area. To the rear of the property is a lawned garden area which could be fenced off to provide a private and secure garden.

Council Tax Band

A

Additional Information

Viewings

To make an appointment to view, please contact Ami Baxter on 01422 370320 or ami.baxter@dawsonandbaxter.co.uk

Solicitors

Dawson & Baxter Estate Agents work closely with local firms of Solicitors and have built up an excellent working relationship over the years which ensures the sale to go through quickly and smoothly. Please ask a member of staff for further information.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Floor Plans

Sketch Plan for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

Free Valuations

If you are thinking of a move then take advantage of our FREE valuation service, telephone our office for a prompt and efficient service.

Important Notes

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

Mailing List

Keep up to date with all our new properties, let us know your price range, the area and type of home you require by registering on our mailing list.

Measurements

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

Mortgage Advice

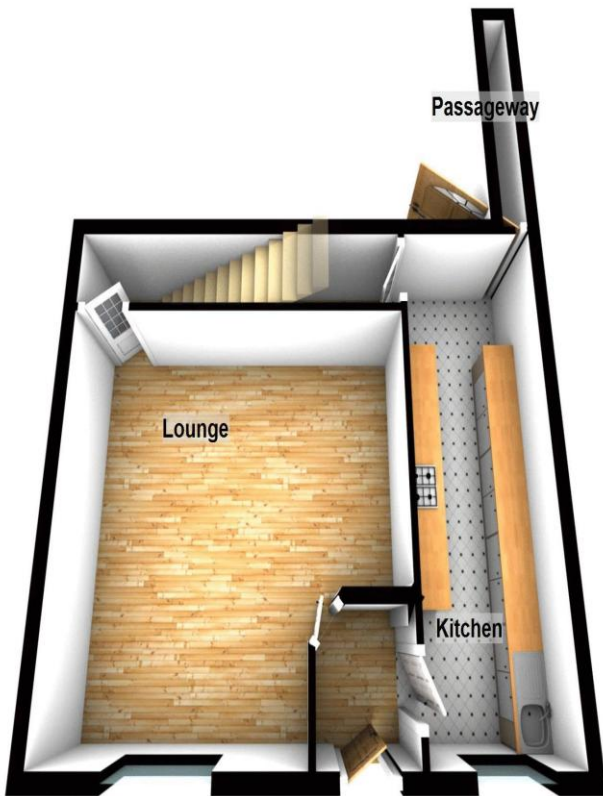
Here at Dawson & Baxter Estate Agents we understand that getting appropriate mortgage advice is a crucial part of the home buying process. Our recommended Independent Mortgage Advisor can provide a tailored mortgage for you and has access to the full unrestricted range of products available. Your home may be repossessed if you do not keep up repayments on your mortgage. You can make an appointment in our office or even in the comfort of your own home. Please ask a member of staff for further details.

Office Opening Times

Monday to Friday 9am to 5:30pm
Saturday 9am - 4pm
Sunday 11am - 2pm
Bank Holidays 11am - 2pm

Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 81.5 sq. metres (877.0 sq. feet)