



132 Catherine Street, Elland, HX5 0ND
£100,000

bramleys



This 2 bedroomed, stone built, front terrace property is situated within walking distance of the town centre of Elland and would make an ideal purchase for the investor/cash buyer. Featuring uPVC double glazing, the property does require some improvement works and updating which has been reflected within the asking price. Conveniently placed for easy access to all amenities within Elland centre together with access to Halifax and Huddersfield as well as the M62 motorway network. Accommodation briefly comprises:- entrance vestibule, lounge, kitchen, first floor bedroom and bathroom, and a further bedroom to the second floor level. The property also benefits from a yard area to the front of the property.

Energy Rating: G



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Vestibule

Where a door leads through to the lounge.

Lounge

15'4" max x 13'1" max (4.67m max x 3.99m max)

Fitted with a gas fire set to a timber fire surround and a uPVC window to the front elevation.

Kitchen

12'3" max x 4'11" (3.73m max x 1.50m)

Comprising a range of matching wall and base units with working surfaces, gas cooker point and an inset sink with side drainer and mixer tap. There is also a door leading down to the cellar and a uPVC window to the front.

FIRST FLOOR:

Landing

There is a further staircase elevating to the second floor.

Bedroom

10'5" x 15'2" (3.18m x 4.62m)

There is a uPVC window.

Bathroom

Furnished with a 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower attachment and a uPVC window.

SECOND FLOOR:

Bedroom

18'7" max x 10'5" max (5.66m max x 3.18m max)

Fitted with a Velux skylight window.



OUTSIDE:

To the front, there is an enclosed yard area.

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.

DIRECTIONS:

Leave our Elland office travelling up Victoria Road and bear left on the bend and immediately turning left on Saville Road. Continue along Saville Road where Catherine Street can be found on the left hand side and the subject property can be clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

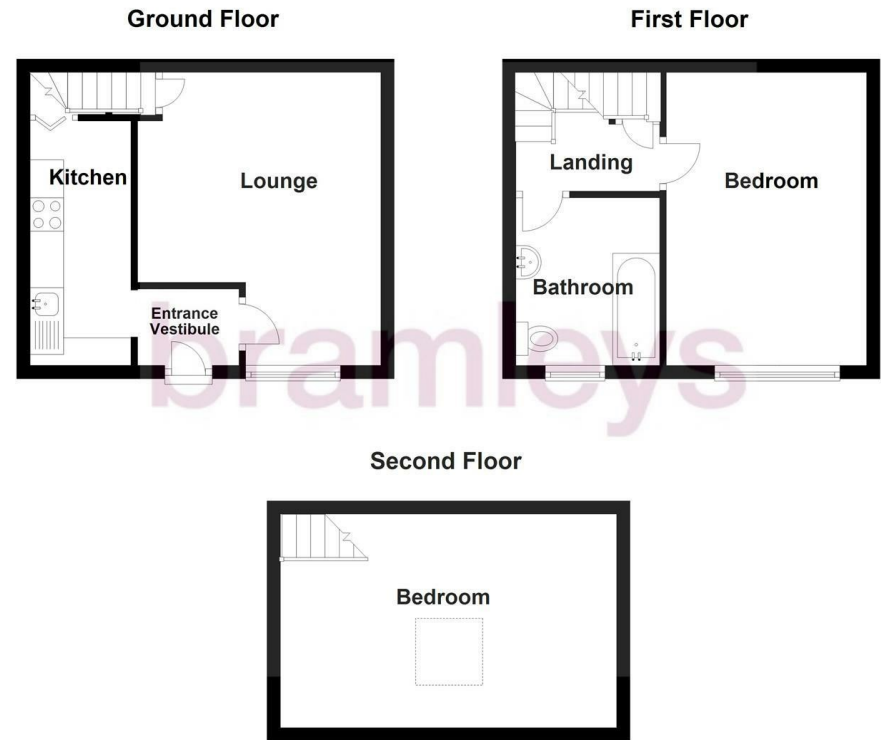
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

