



56 Catherine Street, Elland, HX5 0JB

£112,500

bramleys

Calderdale  
Council

0845 245 7000

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**DECEPTIVELY SPACIOUS MID-TERRACED PROPERTY– IDEAL FOR FIRST TIME BUYERS!** property has been comprehensively upgraded and is offered for sale at a realistic asking price to encourage a prompt sale. Perfect for first-time buyers, the property offers a versatile layout with a lower ground floor conversion that includes a utility room and adjoining wet room. On the ground floor, you will find a spacious living kitchen with contemporary fittings, a breakfast bar, and a roomy seating area. The first floor features two good-sized bedrooms and a stylish house bathroom with a shower. Although, the property is a front terrace, it includes a lower ground passageway that provides access to the rear of the terraces. With uPVC double glazing and gas-fired central heating, this home is an ideal purchase for both investors and first-time buyers. The amenities of Elland town center, including supermarkets, a homeware store, and well-regarded schools, are just a short walk away. Additionally, the property offers convenient access to both Halifax and Huddersfield, as well as the M62 motorway network, which is a short drive away.



## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Lobby

Having a central heating radiator, door which accesses the staircase rising to the first floor and a further door gives access into the living kitchen.

### Living Kitchen

13'5" min / 18'2" max x 16'9" (4.11 min / 5.54 max x 5.11 )

This is a good sized reception room which is well presented.

### Living Area

The living area has a uPVC window to the front elevation with central heating radiator beneath, built-in storage cupboard housing the central heating boiler, overhead built-in storage, ceiling coving and ceiling rose.

### Kitchen Area

To the kitchen area there are a contemporary range of matching wall and base units with working surfaces over and breakfast bar, inset stainless steel sink with side drainer and mixer tap, built-in electric oven, 4 ring electric hob, space for a fridge, fitted extractor, part tiled walls and a staircase which descends to the lower ground floor.

## LOWER GROUND FLOOR:

### Lower Ground Floor Room

4.98 max x 3.58

This room has been set up to be used as a gym, however offering a variety of potential uses. There is a uPVC window to the front, central heating radiator, door into the utility room. An external door which gives access to the passageway and a further door gives access to a wet room.

### Utility Room

Having plumbing for an automatic washing machine.

### Wet Room

Being fully tiled, fitted with a thermostatic mixer shower, low flush wc and hand wash basin. There is an extractor and ceiling spotlight.

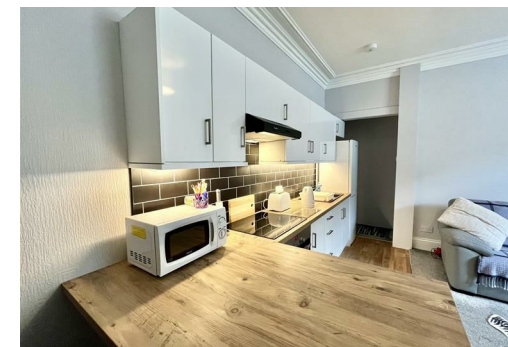
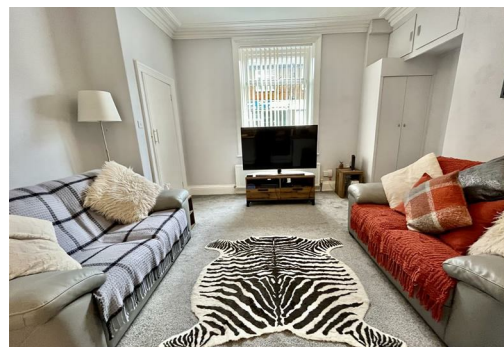
## FIRST FLOOR:

### Landing

### Bedroom 1

10'7" x 11'2" (3.23 x 3.40)

Having fitted storage cupboards and shelves, central heating radiator and uPVC window.



## Bedroom 2

13'4" x 7'2" (4.06 x 2.18)

Having a central heating radiator and uPVC window.

## Bathroom

Furnished with a 3 piece white suite incorporating low flush wc, pedestal wash hand basin and a step which gives access to the panelled bath with over shower and glass shower screen. There are also partially tiled walls.

## OUTSIDE:

There is a small yard to the front of the property.

## 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 Elland via Victoria Road, proceed up Victoria Road and bear left into Savile Road. Turn left into Catherine Street where the property can be found on the left hand side clearly identified by a 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			87
(81-91) B		65	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

