



62 Catherine Street, Elland, HX5 0JB

**£110,000**

Offered FOR SALE is this well presented TWO bedroom terrace house situated in this convenient location well placed for access to local amenities and transport links. Having the benefit of Upvc double glazing, gas central heating and security alarm system, the accommodation comprises; Entrance Lobby, Lounge, Dining Room and Kitchen. Cellar and to the first floor two bedrooms and bathroom. Yard to front and shared courtyard to the rear. This property is currently tenanted so ideal for a buy to let investor. Can be sold with vacant possession or with tenant in situ.



## Ground Floor

### Entrance Lobby

Upvc double glazed door with double glazed panel above to front, radiator and laminate floor. Staircase access to first floor and door to lounge;

### Lounge 15'1" x 14'9" (4.60 x 4.50)



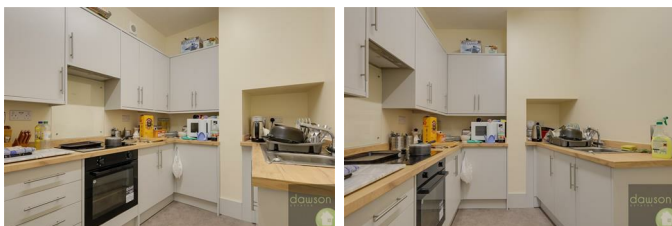
Electric fire with decorative surround and wooden fireplace, laminate floor, two radiators, cornice to ceiling, t.v. and telephone points, Upvc double glazed window to the front. Door to dining room;

### Dining Room 9'2" x 15'1" (2.79 x 4.60)



Laminate floor, radiator, Upvc double glazed window to side, storage cupboard housing the 'Worcester' condensing combi boiler and vented for tumble dryer. Door to kitchen;

### Kitchen 9'10" x 14'9" (3.00 x 4.50)



Fitted with wall and base units, laminate work surfaces and splashbacks, inset stainless steel sink unit, plumbing for the automatic washing machine, electric oven and hob with glass splashback and extractor hood above, usb socket, extractor fan, Upvc double glazed window to the side and wood access door giving access to the side of the property.

## Lower Ground Floor

### Cellar

Providing storage.

## First Floor

### Landing

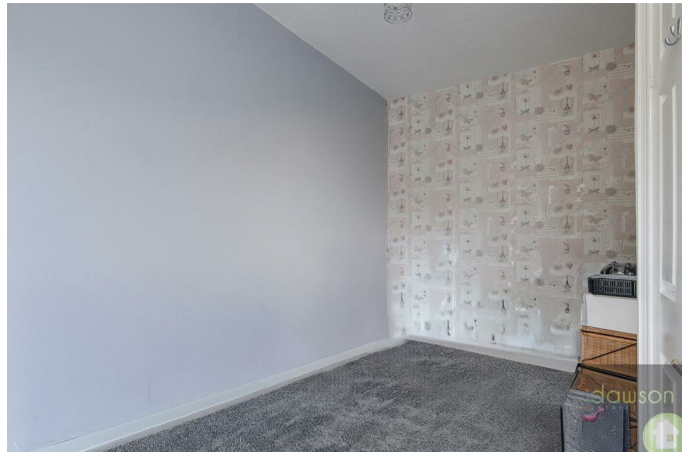
Storage cupboards, access point to the loft. Doors to bathroom and bedrooms;

### Bedroom One 15'1" x 10'5" (4.60 x 3.18)



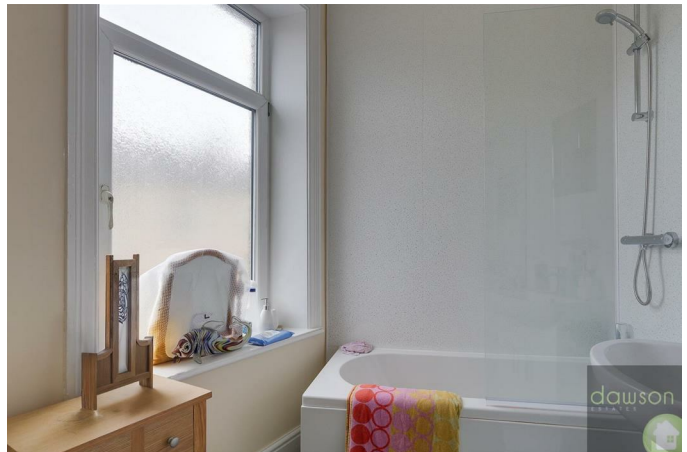
Double bedroom with t.v. point, radiator and Upvc double glazed window to the front.

### Bedroom Two 15'1" x 9'6" (4.60 x 2.90)



Walk in storage cupboard, t.v. point, radiator and Upvc double glazed window to the side.

### Bathroom 9'6" x 5'6" (2.90 x 1.68)



Fitted with a three piece suite including a panelled bath with glass shower screen and mains shower above, pedestal wash basin and low flush w.c. Part shower walls, electric wall heater, radiator, Upvc obscure double glazed window to the front.

## External



Small yard to the front and shared courtyard to the rear.

## Parking

On street parking

## Tenure

We have been advised by the vendor that the property is freehold.

## Energy Rating

D

## Council Tax Band

A

## Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

## Property to Sell?

Call for a FREE, no obligation valuation.

## Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

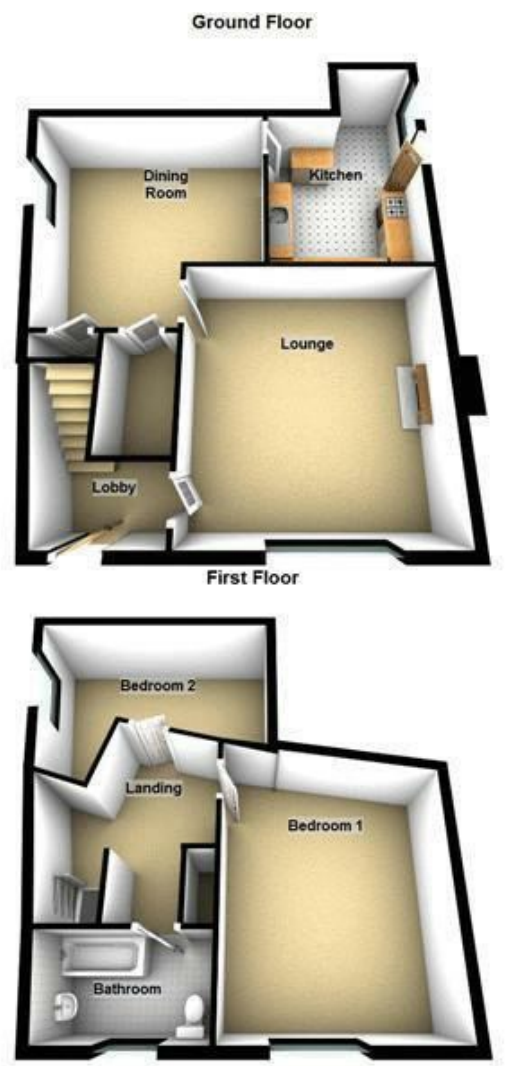
## Boundaries & Ownerships

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.

## Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on 01422 370320. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

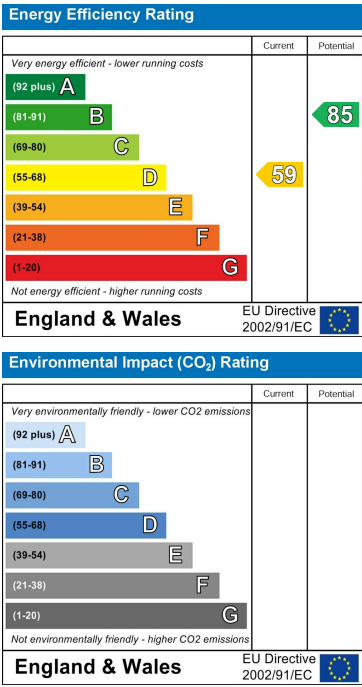
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.