

34 Catherine Street, Elland, HX5 0EZ

**£185,000**

Offered FOR SALE with NO CHAIN is this deceptively spacious FOUR bedroom stone built mid terrace in the heart of Elland. Accommodation comprises; Entrance hallway, lounge, sitting room, cloaks/w.c. and dining kitchen. Cellar. To the first floor; landing, bathroom, w.c. and four bedrooms. Gardens front and rear and on street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Laminate floor, room stat and radiator. Rubber matting. picture rail, cornice to ceiling and ceiling rose. Wall light, dado rail and staircase access to first floor. Doors to sitting room, cloaks/w.c. and lounge;

### Lounge



Laminate floor, living flame gas fire with decorative fireplace and two radiators. Wall lights, cornice to ceiling and t.v. aerial leads. Upvc double glazed window to front.

### Cloaks/w.c.



Two piece suite comprising low flush w.c. and pedestal wash basin with electric water heater. Tiled floor, fully tiled wall and Upvc ceiling. Upvc obscure double glazed window to rear. Folding door to lower ground floor.

### Sitting Room



Coving to ceiling, dado rail and remote controlled electric fire and fireplace. Usb socket and radiator. Upvc double glazed leaded effect window to side and Upvc double glazed French doors with Upvc double glazed leaded effect window above leading to dining kitchen;

## Dining Kitchen



Upvc double glazed window to rear. Having a range of wall and base units with granite worktop and splashback. Integrated fridge/freezer, central heating boiler and programmer and space for Range oven with stainless steel splashback and extractor hood above. Kickboard heater, spotlights and under cupboard lighting. Wooden floor, two radiators, wall light, Upvc double glazed windows front, side and rear and Upvc double glazed door to rear.

## Lower Ground Floor

### Cellar

Fusebox, electric meter and gas meter. Tiled floor, radiator and power and light. Wall and base units.

## First Floor

### Landing



Upvc arched double glazed window to rear, dado rail, picture rail and cornice to ceiling. Two storage cupboards, loft hatch and doors to bathroom, w.c. and bedrooms;

### Bedroom One



Double bedroom with cornice to ceiling and Upvc double glazed window to front. Fitted wardrobes, cupboards and drawers.

### Bedroom Two



Single bedroom with radiator, usb socket and Upvc double glazed window to rear. Coving to ceiling and fitted wardrobes, drawers, cupboards and dressing table.

### Bedroom Three



Single bedroom with Upvc double glazed window to side. Radiator, fitted wardrobes with mirror and spotlights. Fitted drawers and storage cupboard

### Bedroom Four



Used as a study. Single bedroom with Upvc double glazed window to front, radiator, cornice to ceiling and cable point. Fitted cupboards, drawers, shelving and desk.

### Bathroom



Two piece suite comprising pedestal wash basin and bath with folding glass shower screen and 'Gainsborough' electric shower above. Radiator, laminate floor and part tiled walls. Extractor fan and spotlights. Cupboard housing the hot water cylinder.

### W.c.

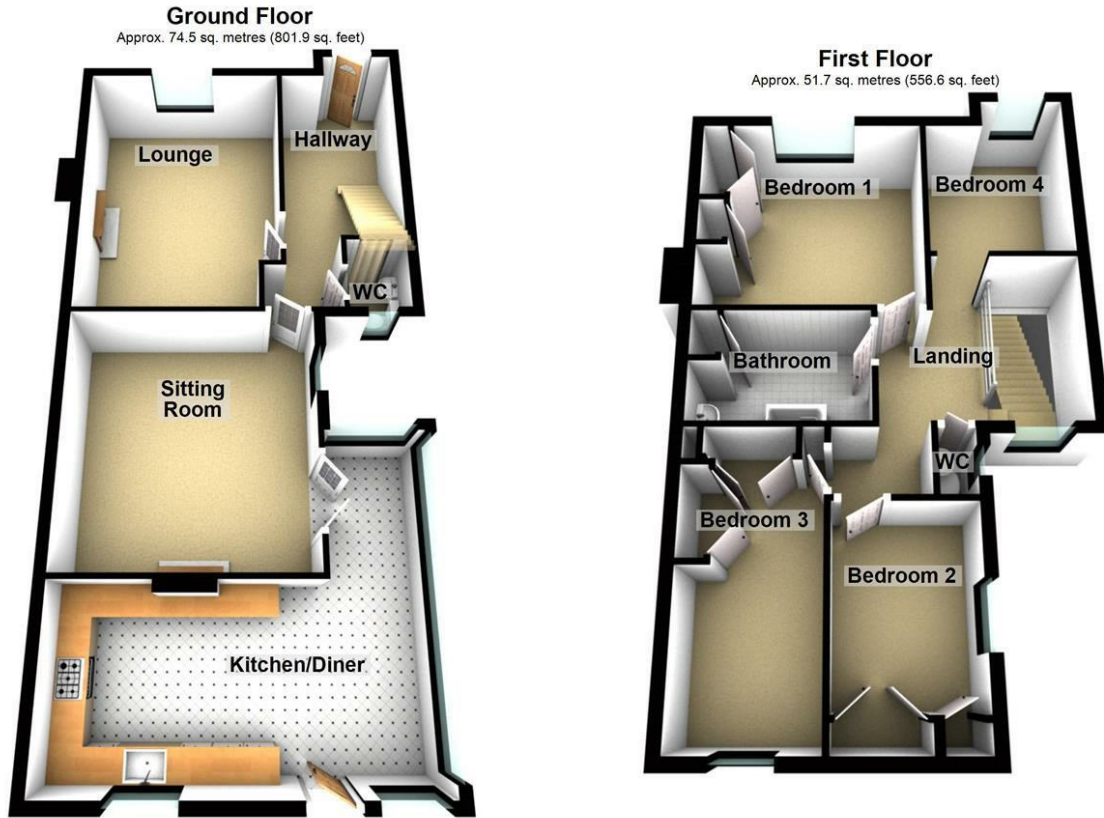


Two piece suite comprising low flush w.c. and floating sink. Upvc obscure double glazed window to side, tiled floor and part tiled walls. Upvc ceiling and spotlights.

### External



# Floor Plan



Total area: approx. 126.2 sq. metres (1358.5 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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