



21a Catherine Street, Elland, HX5 0EZ

£92,500

Offered FOR SALE with NO CHAIN is this TWO bedroom first floor apartment in a central location in Elland. Accommodation comprises; Ground floor entrance lobby, staircase access to the landing, open plan lounge/kitchen, two bedrooms, master with en-suite shower room and bathroom. The property has the benefit of electric heating and large sash windows which allows light to flood through the property. On street permit parking. Close to the amenities of Elland town centre, transport links and access to the M62 motorway network. The property is ideal for a first time buyer or buy to let investor as previously let. Viewing essential.

Ground Floor

Entrance Lobby

Wooden door with wooden double glazed panel above to front, inset ceiling spotlights, alarm control panel, electric panel heater and storage cupboard housing the electric meter. Staircase access to first floor;

First Floor

Landing

Inset ceiling spotlights, two wooden double glazed windows, one with single glazed stained glass pane, electric panel heater and coving to ceiling. Storage cupboard housing the fusebox, water heater and loft hatch. Intercom entry system, doors to bathroom, bedrooms and lounge/kitchen;

Lounge/Kitchen 17'5" x 17'1" (5.31 x 5.21)

Open plan with two electric panel heaters, wooden double glazed sash windows to front, four telephone point, two t.v. points, t.v. aerial lead and cable point. Inset ceiling spotlights and coving to ceiling. Wall and base units with laminate worktop, integrated electric oven and electric four ring hob. Hotpoint extractor hood above. Integrated dishwasher and fridge/freezer. Wine rack, stainless steel circular sink and drainer and plumbing for washing machine.

Bathroom 7'3" x 7'7" (2.21 x 2.31)

Three piece white suite comprising low flush w.c. pedestal wash basin and bath with mixer shower. Part tiled walls, electric towel radiator and electric shaver point. Extractor fan, inset ceiling spotlights and obscure wooden double glazed sash window to front.

Bedroom Two 6'11" x 7'5" (2.11 x 2.26)

Single bedroom with electric panel heater, wooden double glazed sash window to rear. Coving to ceiling, inset ceiling spotlights, built in shelving. Telephone point.

Bedroom One 9'10" x 13'0" (3.00 x 3.96)

Double bedroom with t.v. point and telephone point. Wooden double glazed sash window to front, coving to ceiling, electric panel heater and inset ceiling spotlights. Door to en-suite shower room;

En-suite Shower Room 5'7" x 7'5" (1.70 x 2.26)

Three piece suite comprising low flush w.c. shower cubicle with mains shower, sink with vanity unit. Tiled floor, part tiled walls, electric towel radiator. Extractor fan and inset ceiling spotlights. Wall light and electric shaver point.

External

Paveline frontage

Parking

On street permit parking

Tenure

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

Energy Rating

E

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates 01422 370320.

Property to Sell?

Call 01422 370320 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

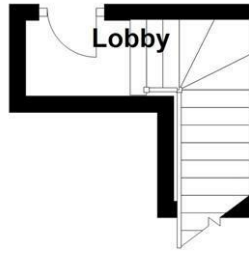
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

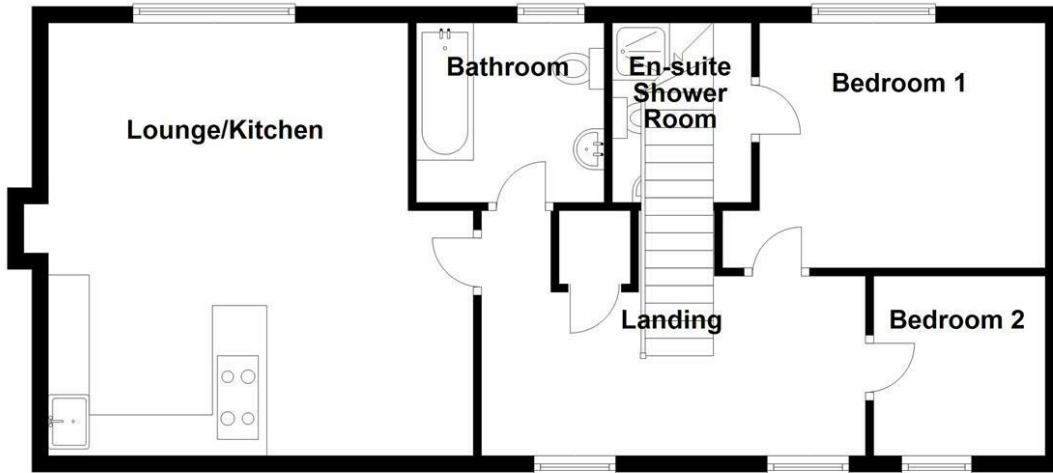
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on 01422 370320.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

Floor Plan

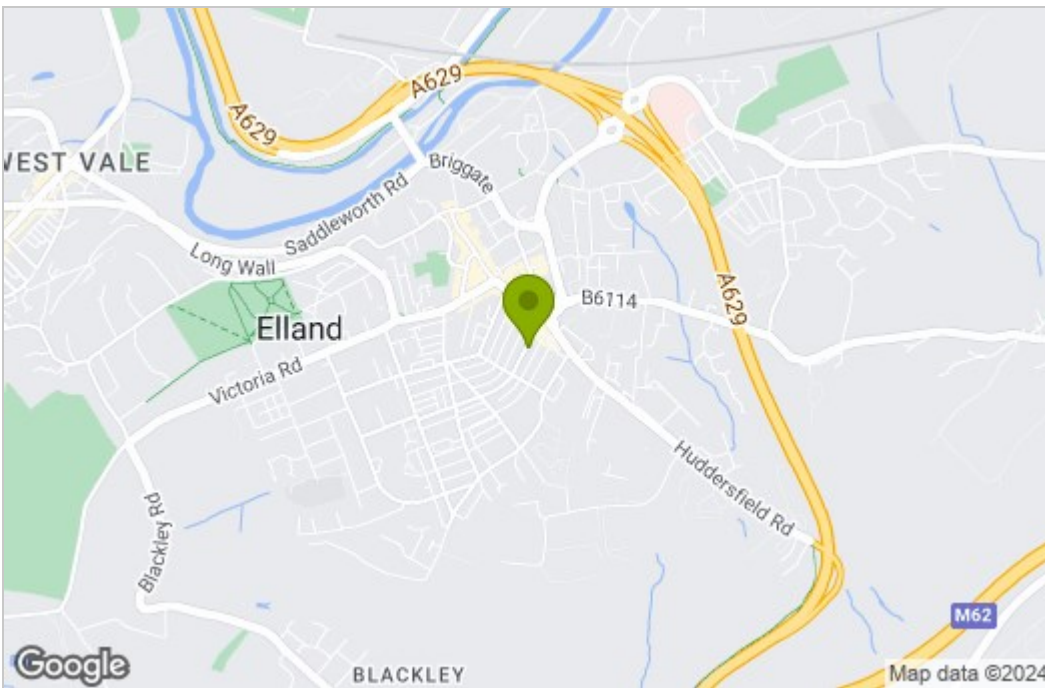
Ground Floor



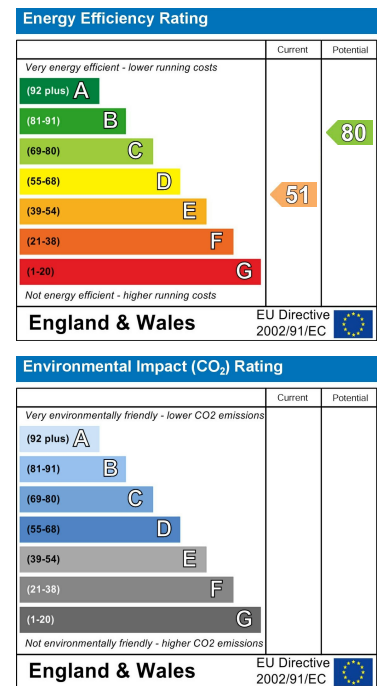
First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.