



21a Catherine Street, Elland, HX5 0EZ

£725 Per Month

****AVAILABLE NOW**BOND £725.00**** Offered TO LET 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 been freshly painted and has the benefit of electric heating, new carpets throughout 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. ****SORRY NO PETS****

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

Energy Rating

E

Council Tax Band

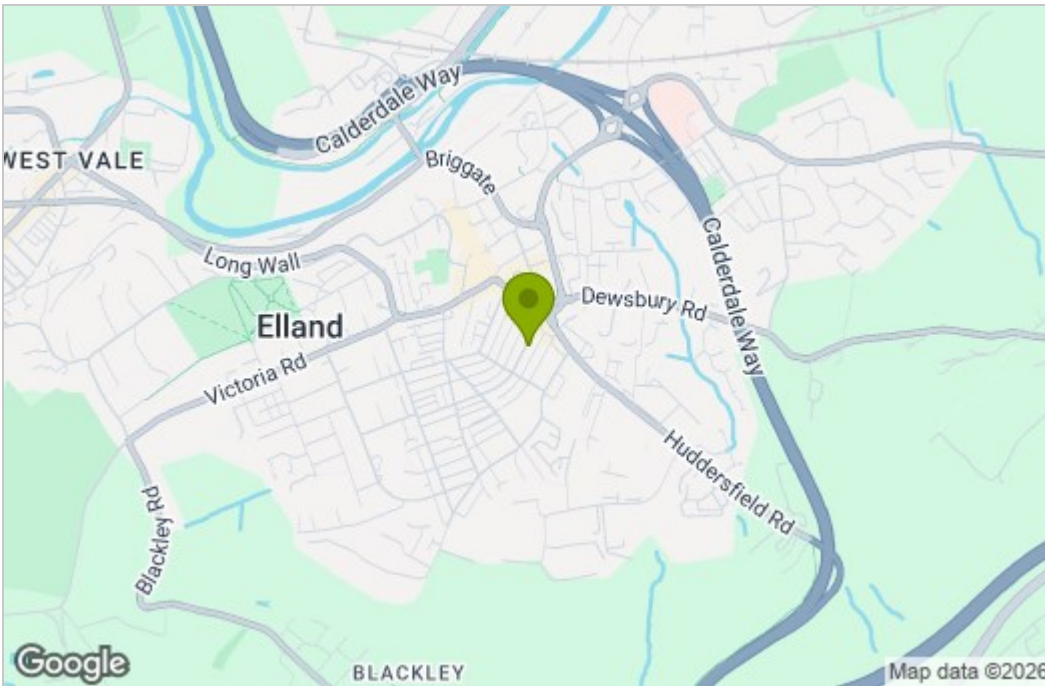
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Viewings

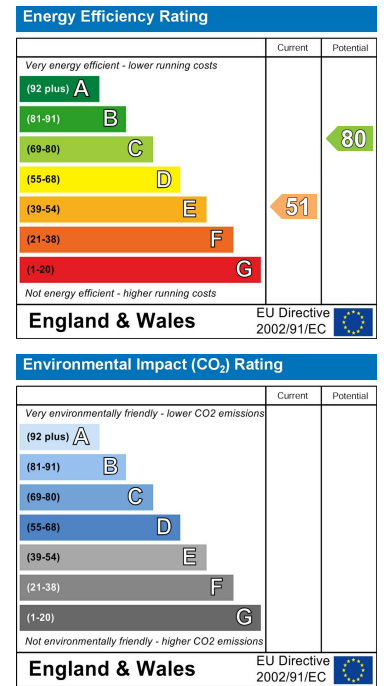
Strictly by appointment. Contact Dawson Estates
01422 370320.

Floor Plan

Area Map



Energy Efficiency Graph



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