



## 10 Catherine Crescent

Elland, HX5 0JA

Offers In The Region Of £170,000 Freehold





Situated on a popular residential street in Elland, within close proximity to a range of local amenities, 10 Catherine Crescent is a semi-detached family home offering well-presented three-bedroom accommodation over two floors, alongside a two-car driveway and generous garden.

#### Location

Situated within a popular residential location close to the centre of Elland, Halifax and Brighouse, close to a range of good schools. Within the centres of Halifax and Brighouse are a wealth of local amenities including local shops, cafes, well-established bars and restaurants and bigger chain supermarkets. Also within Halifax and Brighouse are bus and train stations offering direct links to Leeds, Manchester and London. Junction 24 of the M62 motorway network is close by.

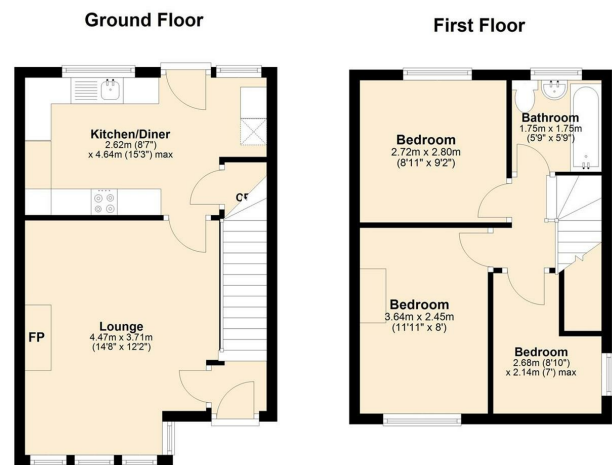
#### Accommodation

Access is gained into the kitchen/diner offering a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above, dishwasher and wine-cooler. A door leads to understairs storage. Leading off the kitchen/diner is the spacious lounge which has a large window to the rear elevation flooding the room with natural light. A fire sits at the focal point with decorative surround.

Rising to the first landing accessing three bedrooms and the house bathroom. The principal bedroom is positioned to the rear of the property enjoying an outlook over the garden while a second double bedroom is to the front of the property. A single bedroom and the house bathroom completes the accommodation. The fully-tiled house bathroom has a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment.

Externally, to the front of the property, a driveway provides off-street parking for two cars. To the rear, a raised and decked seating area is accessed from the hallway door, with a generous lawn then bordered by mature planting and fencing.

Council tax band: A  
 EPC rating: C  
 Ground rent: N/A  
 Service charge: N/A



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

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