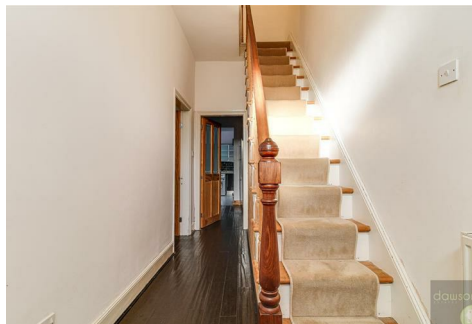




40 Catherine Street, Elland, HX5 0JB

£180,000

Offered FOR SALE with NO CHAIN is this deceptively spacious FOUR bedroom stone built end terrace in central Elland, close to amenities, transport links and access to the M62 motorway network. Accommodation comprises; Entrance hallway, lounge and spacious living/dining kitchen with downstairs wet room. To the first floor is a landing, two double bedrooms, single bedroom and main bathroom. Room that could be used as a study with stairs to further attic bedroom. The property benefits from Upvc double glazing and gas central heating. Gardens front and rear. On street parking. Viewing essential.

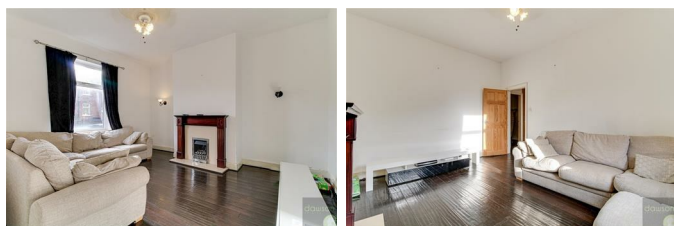
Ground Floor

Entrance Hallway



Upvc obscure double glazed door with window above to front, solid wood floor and radiator. Staircase access to first floor and doors to living/dining kitchen and lounge;

Lounge 13'1" x 14'9" (4 x 4.5)



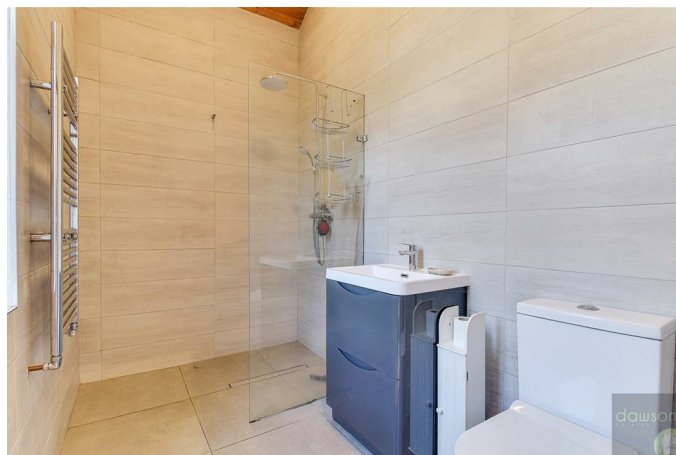
Radiator, solid wood floor and living flame gas fire with marble effect surround and wooden fireplace. Wall lights, t.v. aerial lead and Upvc double glazed window to front.

Living/Dining Kitchen 18'2" max x 23'11" max (5.55 max x 7.3 max)



Solid wood and tiled floor, two radiators and two wooden double glazed velux windows. Spotlights, wood paneled ceiling and Upvc obscure double glazed window to side. Upvc double glazed French doors to rear. Kitchen area has a range of black gloss wall and base units with quartz worktop and quartz and tiled splashbacks. Inset sink and drainer, five ring gas hob with extractor hood above, microwave and electric oven. Plumbing for washing machine, 'Vaillant' condensing combi boiler and mobile room stat. Doors to staircase access to lower ground floor and wet room;

Wet Room 5'2" x 9'0" (1.6 x 2.75)



Low flush w.c. sink with vanity unit and walk in shower with mains and waterfall shower. Tiled floor, tiled walls and wood paneled ceiling. Upvc obscure double glazed window to rear and chrome heated towel radiator.

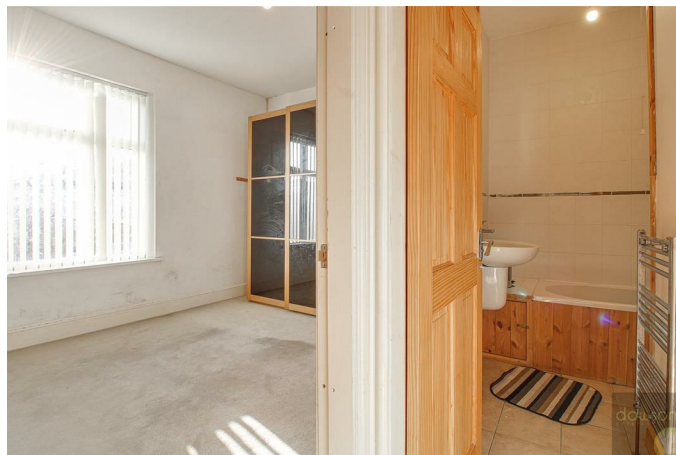
Lower Ground Floor

Cellar

Housing the gas and electric meters and fusebox.

First Floor

Landing



Storage cupboard, spotlights and doors to study, bathroom and bedrooms;

Bedroom One 10'9" max x 12'1" max (3.3 max x 3.7 max)



Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Two 10'0" max x 11'3" max (3.05 max x 3.45 max)



Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Three 6'10" x 6'10" (2.1 x 2.1)



Single bedroom with radiator and Upvc double glazed window to rear.

Bathroom 6'10" max x 7'6" max (2.1 max x 2.3 max)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with folding glass shower screen and mains shower. Part tiled walls, tiled floor, extractor fan and chrome heated towel radiator.

Study 6'10" max x 10'9" max (2.1 max x 3.3 max)



Radiator, Upvc double glazed window to front and staircase access to second floor;

Second Floor

Attic Bedroom Four 11'3" x 16'10" (3.45 x 5.15)



Double bedroom with radiator, under eaves storage and two wooden double glazed velux windows.

External



Yard to front and patio garden to rear.

Parking

On street parking

Tenure

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

Energy Rating

TBC

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates .

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.

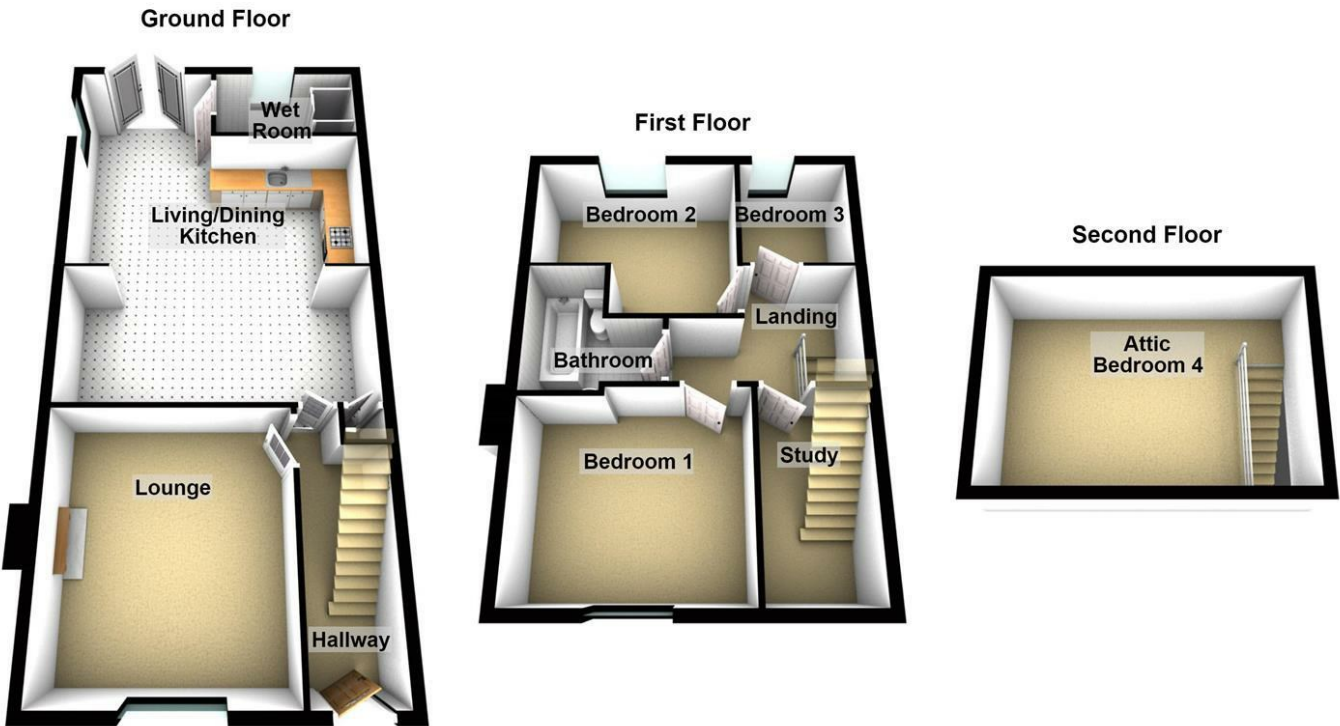
Boundaries & Ownerships

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.

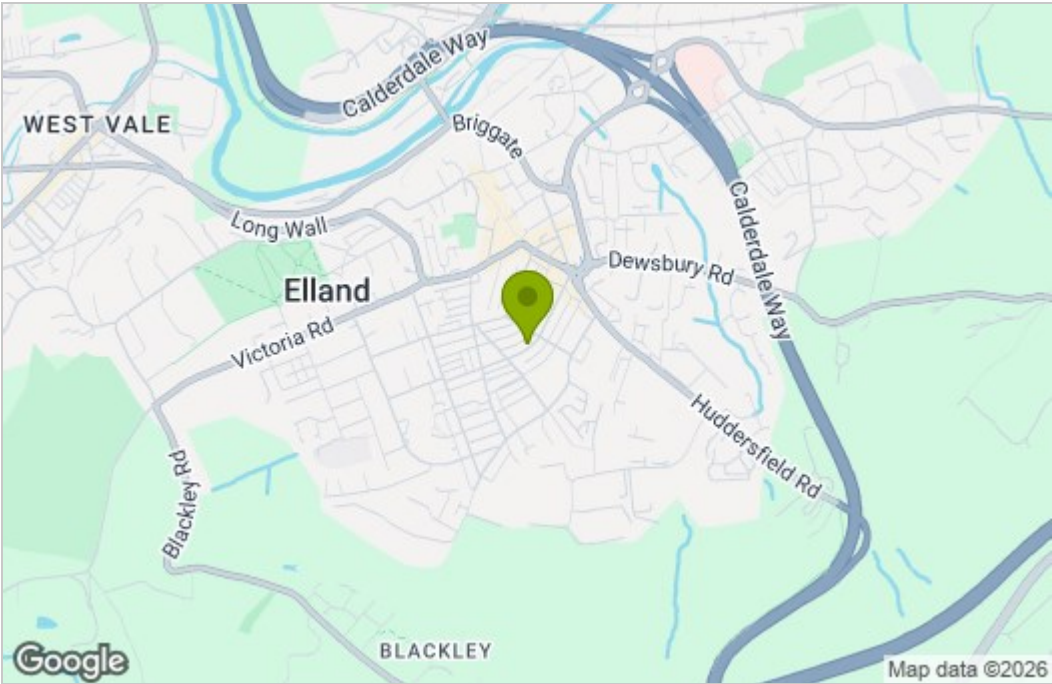
Mortgages

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 . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

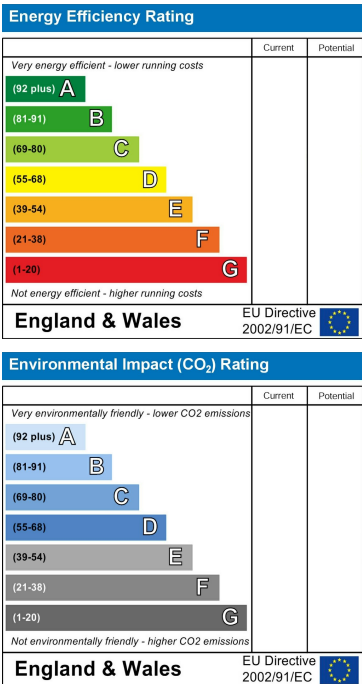
Floor Plan



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.