



39 Catherine Street, Elland, HX5 0EZ

£120,000

- : Popular & Convenient Locations
- : Attractive Interior
- : Spacious basement Dining Kitchen
- : Two Double Bedrooms
- : realistically Priced
- : Traditional Stone back to back terraced Residence
- : Spacious Lounge
- : bathroom & Downstairs Cloakroom
- : Easy Access To Elland Town Centre & M62
- : Viewing Strongly Recommended

39 Catherine Street, Elland HX5 0EZ

Situated close to Elland town centre lies this traditional stone-built two-bedroom back-to-back terraced residence, providing attractive accommodation arranged over four floors.

Just step inside this delightful home and you cannot fail to be impressed by the attractive interior provided throughout. The property briefly comprises an entrance hall, spacious lounge, basement dining kitchen, downstairs cloakroom, two double bedrooms and a bathroom. The property benefits from UPVC double glazing, gas central heating and a small yard to the front,

This traditional stone built residence provides excellent access to the local amenities of Elland, as well as easy access to Halifax and the M62 motorway network.

Offered for sale at this realistic asking price, the property will be of special interest to the first-time buyer or property investor, and an internal inspection is absolutely essential.



Council Tax Band: A



ENTRANCE HALL

A UPVC double glazed front entrance door with double glazed window above opens into the entrance hall. Featuring laminate wood flooring and a UPVC double glazed window to the front elevation.

From the entrance hall door to the

LOUNGE

14'6" x 15'11" max

A spacious and attractive reception room featuring a log-effect living flame electric fire set within an inglenook stone fireplace with concealed lighting. Cornice to ceiling, laminate wood flooring, one single radiator, television point and a UPVC double glazed window to the front elevation.

From the lounge, a door opens to a small inner hall with stairs leading down to the

DINING KITCHEN

13'3" x 15'9"

Fitted with a range of modern base units incorporating matching work surfaces and a stainless steel sink unit with mixer tap. Integrated fridge freezer, plumbing for an automatic washing machine and a gas stove with five burners and extractor canopy above. The kitchen is tiled around the work surfaces with complementing colour schemes to the remaining walls and inset spotlight fittings to the ceiling. One double radiator and UPVC double glazed window to the front elevation. Sliding doors open to a cupboard housing the central heating boiler, with access to a useful keep cellar.

from the dining kitchen door to the

DOWNSTAIRS CLOAKROOM

Fitted with a low flush W/C, hand wash basin, and an extractor fan.

From the entrance hall stairs with a fitted carpet lead to the

FIRST FLOOR LANDING

From the landing door to

BEDROOM ONE

16'2" x 9'10"

A generous double bedroom with fitted carpet, one single radiator and UPVC double glazed window to the front elevation.

from the landing door to the

BATHROOM

Modern white three-piece suite incorporating a pedestal wash basin, low flush W/C and panelled bath with shower unit above. The bathroom is fully tiled and benefits from matching flooring, one double radiator, shaver point and a UPVC double glazed window to the front elevation.

From the landing stairs with a fitted carpet lead to the

BEDROOM TWO

12'10" x 11'11"

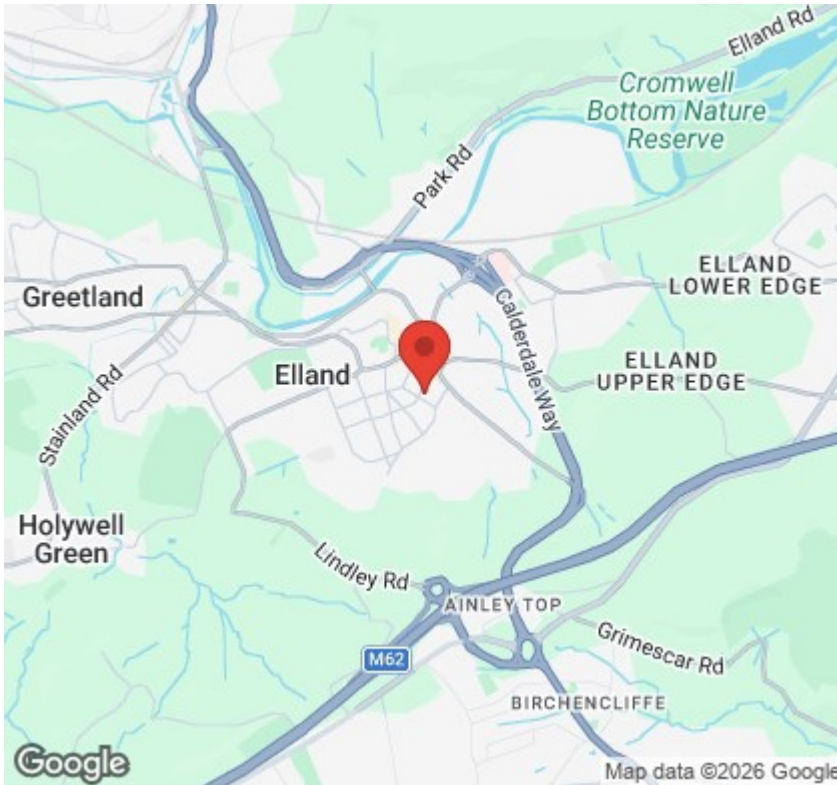
A further double bedroom featuring two Velux skylight windows, beams to ceiling, inset spotlight fittings, fitted carpet and one single radiator.

GENERAL

The property is constructed of stone and benefits from all mains services including gas, water and electricity, together with the added benefit of UPVC double glazing and gas central heating. The property is Freehold and is in Council tax band A.

EXTERNAL

To the front of the property there is a small yard.



Directions

SAT NAV HX5 0LZ

Viewings

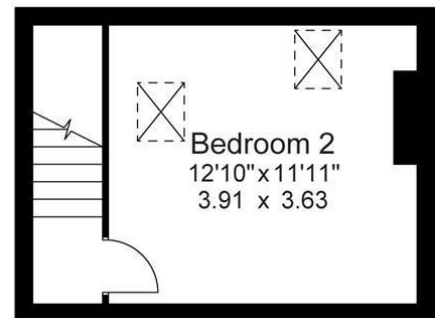
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

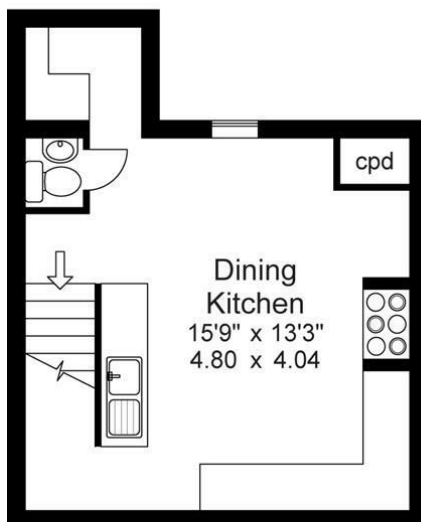
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

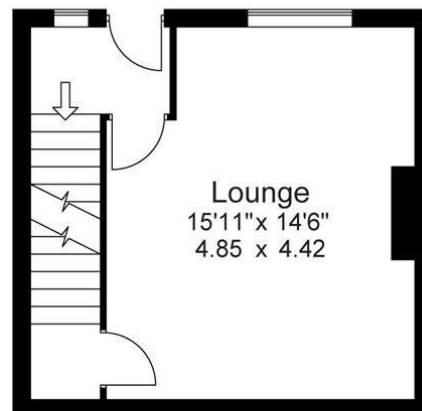
Approx Gross Floor Area = 1009 Sq. Feet
= 93.8 Sq. Metres



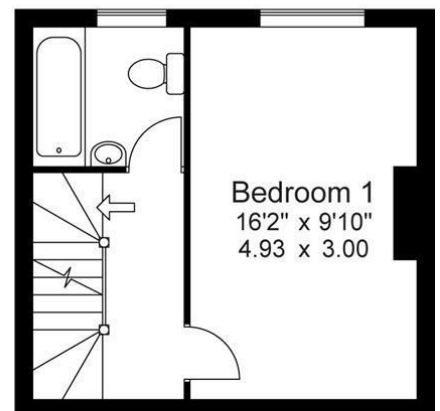
Second Floor



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.