



95 Catherine Street, Elland, HX5 0JB

£134,950

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A well presented three-bedroom mid-terraced home, ideally situated in the popular area of Elland. Offering spacious and versatile accommodation, the property features a separate living room and kitchen, together with a useful cellar providing excellent additional storage.

To the rear is a low-maintenance garden, providing a pleasant outdoor space and making the property equally appealing to first-time buyers, families and investors alike.

The property is offered with vacant possession and no upper chain, allowing for a straightforward purchase. Its convenient location provides easy access to a wide range of local amenities, well-regarded schools and excellent transport links, with Elland, Brighouse and Huddersfield all within easy reach, as well as convenient access to the M62 motorway network.

With its combination of well-proportioned accommodation, outdoor space and convenient location, this property presents an excellent opportunity for a buyer looking to make their own mark.

Early viewing is highly recommended to fully appreciate what this property and its location have to offer.



GROUND FLOOR

Entrance Hall

Access via an external door into the entrance hall. There is a central heating radiator and stairs leading up to the first floor landing.

Living Room

14'10 x 14'3 (4.52m x 4.34m)

The focal point of the room is the coal effect gas fireplace, set into a decorative mantel and surround. There is a central heating radiator and a uPVC double glazed window to the front elevation.

Kitchen

6'11 x 17'4 (2.11m x 5.28m)

A range of wall, base and drawer units with laminate work surfaces over incorporates a stainless steel sink and drainer. There is space and plumbing for either a washing machine or dishwasher. The room further benefits from a central heating radiator, two uPVC double glazed windows overlooking the rear garden, an external door providing access to the rear garden, and access to the cellar.



LOWER GROUND FLOOR

Cellar

A useful cellar providing storage space.

FIRST FLOOR

Landing

Having a central heating radiator, access to the loft via a loft hatch and access to three bedrooms and the house bathroom.

Bedroom

14'10 x 10'1 (4.52m x 3.07m)

Having useful built in wardrobes with hanging and shelving space, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

11'4 x 7'1 (3.45m x 2.16m)

Benefitting from built in wardrobes with sliding mirrored doors, a central heating radiator and a uPVC double glazed window to the rear elevation.





Bedroom

10'10 x 7' (3.30m x 2.13m)

Having a useful storage cupboard above the bulkhead, a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

A three piece suite comprising a low flush w.c. wash hand basin with vanity unit under and a tiled bath with showerhead attachment. There is tiling to the splashbacks and a uPVC double glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is a flagged patio area, while to the rear there is a low-maintenance brick-paved garden enclosed by a combination of brick wall and fenced boundaries.

001 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.

002 DIRECTIONS:

Leave

003 TENURE:

TBC

004 COUNCIL TAX BAND:

Band TBC

005 MORTGAGES:

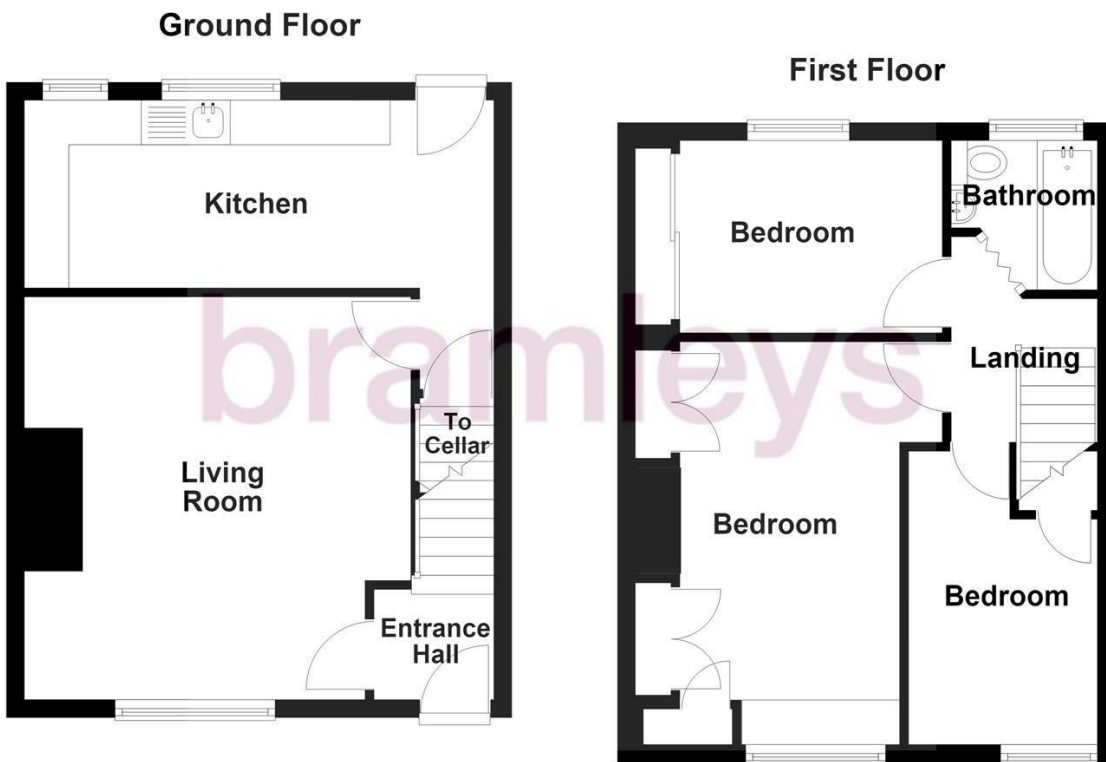
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006 ONLINE CONVEYANCING SERVICES:

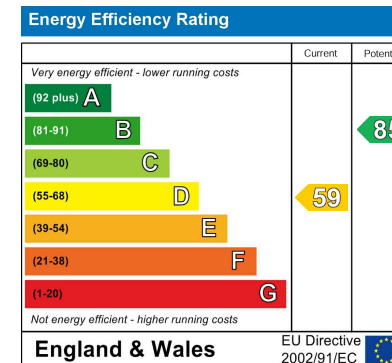
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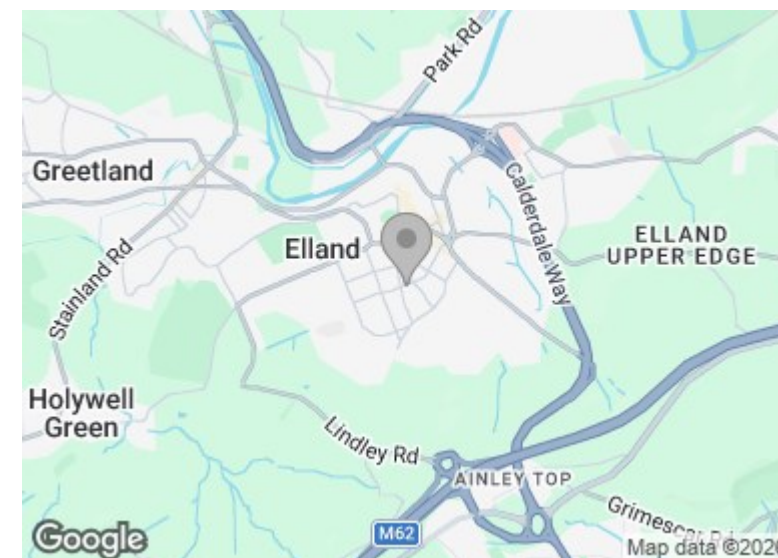
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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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