







56 Catherine Street, Elland, HX5 0JB

£115,000

Two Bedroom Mid-Terrace Home | Two Bathrooms | Open-Plan Living | Front Yard | On-Street Parking

A well-presented two-bedroom mid-terrace home situated on Catherine Street, Elland, offering spacious and versatile accommodation ideal for first-time buyers, families or investors.

The property offers a welcoming and practical layout, with a particularly appealing open-plan lounge and kitchen creating a bright, sociable space for relaxing, dining and entertaining.

The accommodation comprises two well-proportioned bedrooms and two bathrooms, providing excellent flexibility for modern family living and the convenience of having additional bathroom facilities.

Externally, the property benefits from a front yard, offering useful outdoor space that could be enjoyed as a seating area. On-street parking is available to the front and surrounding area.

Further benefits include UPVC double glazing and gas central heating throughout.

Located on Catherine Street in Elland, the property is conveniently positioned for local amenities, schools, transport links and the wider surrounding area, making it an excellent choice for those looking for a well-connected home.

Properties of this type are always popular, so early viewing is highly recommended to appreciate the accommodation on offer.

Key Features

• Two bedrooms

• Two bathrooms

Ground Floor

Entrance Lobby



Upvc obscure double glazed door with Upvc obscure double glazed panel above to front, laminate floor and radiator. Coat hooks and cornice to ceiling. Staircase access to first floor and door to open plan lounge/kitchen;

Lounge/Kitchen 16'4" max x 18'0" max (5m max x 5.5 max)



Radiator, Upvc double glazed window to front, cable point and telephone point. Storage cupboards, one housing the boiler. Kitchen area has a range of wall and base units with laminate worktop and tiled splashbacks. Integrated 'Bosch' electric oven, 'Bosch' four ring induction hob and 'Bosch' extractor hood above, acrylic sink and drainer. Programmer/room stat, smart meter control, cornice to ceiling and ceiling rose. Staircase access to lower ground floor;

Lower Ground Floor

Occassional Room 11'7" max x 17'8" max (3.55 max x 5.4 max)



Double bedroom with radiator and Upvc double glazed window to front. Gas meter, spotlights and doors to coal hole and alleyway to rear. Storage room with shelving, plumbing for washing machine, electric meter and fusebox. Door to en-suite wet room;

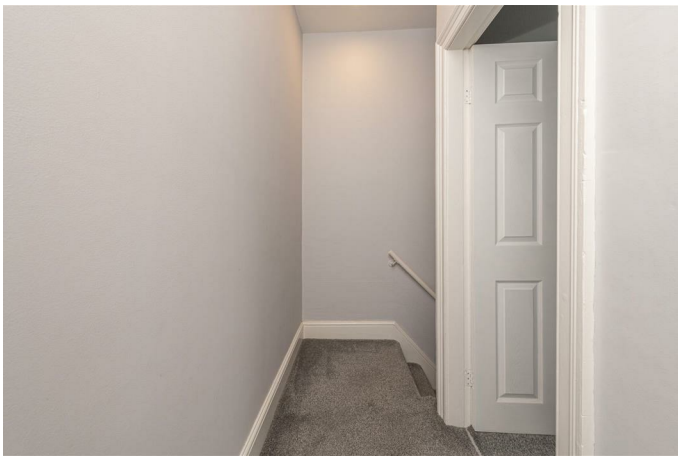
Wet Room



Three piece suite comprising low flush w.c. floating sink and mains shower. Extractor fan, spotlight, tiled floor and walls.

First Floor

Landing



Loft hatch, spotlights and doors to bathroom and bedrooms;

Bedroom One 10'7" max x 12'9" max (3.25 max x 3.9 max)



Double bedroom with radiator, Upvc double glazed window to front, shelving to one alcove and built in wardrobe to the other.

Bedroom Two 7'2" max x 12'9" max (2.2 max x 3.9 max)



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

Bathroom 4'11" x 7'4" (1.5 x 2.25)




Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen and mixer shower. Chrome heated towel radiator, part tiled walls, extractor fan and spotlights.

External



Enclosed yard to front.

Parking

On street parking.

Tenure

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

Energy Rating

D

Council Tax Band

A

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.

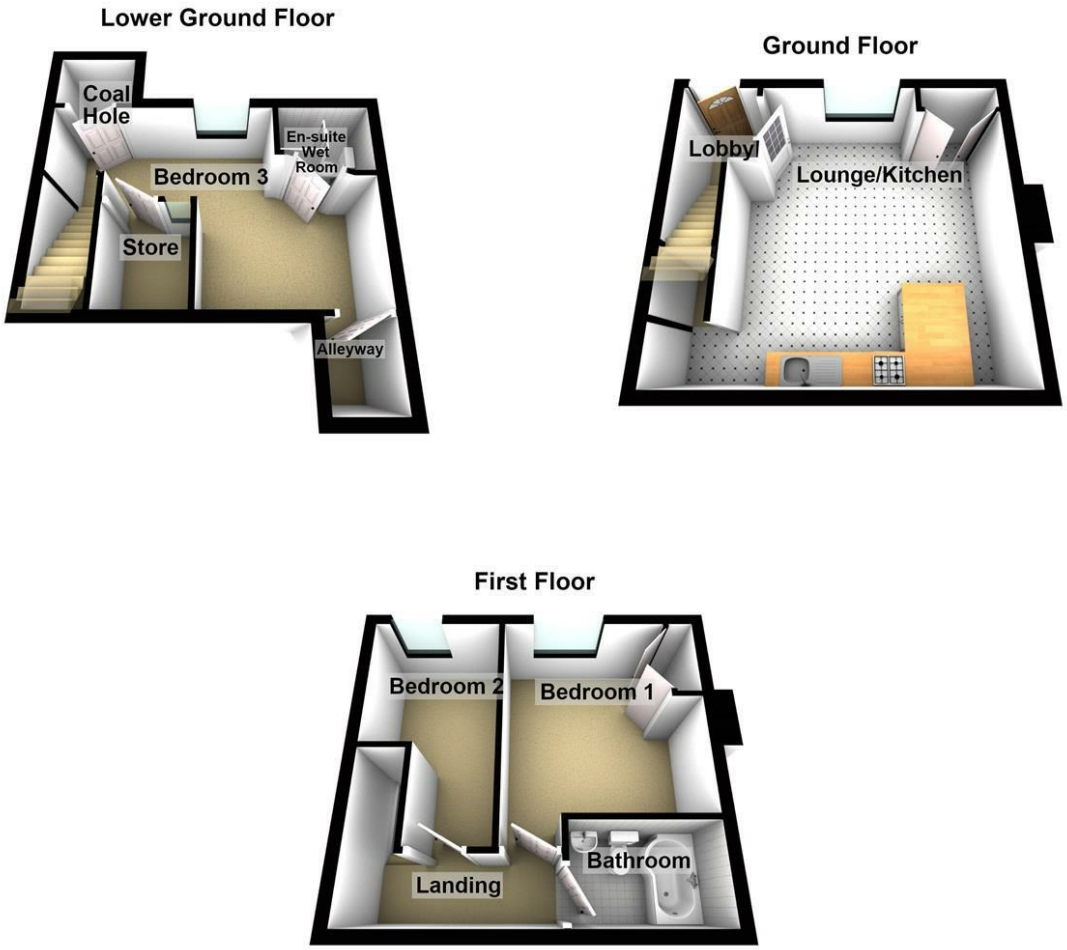
Boundaries & Ownerships

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.

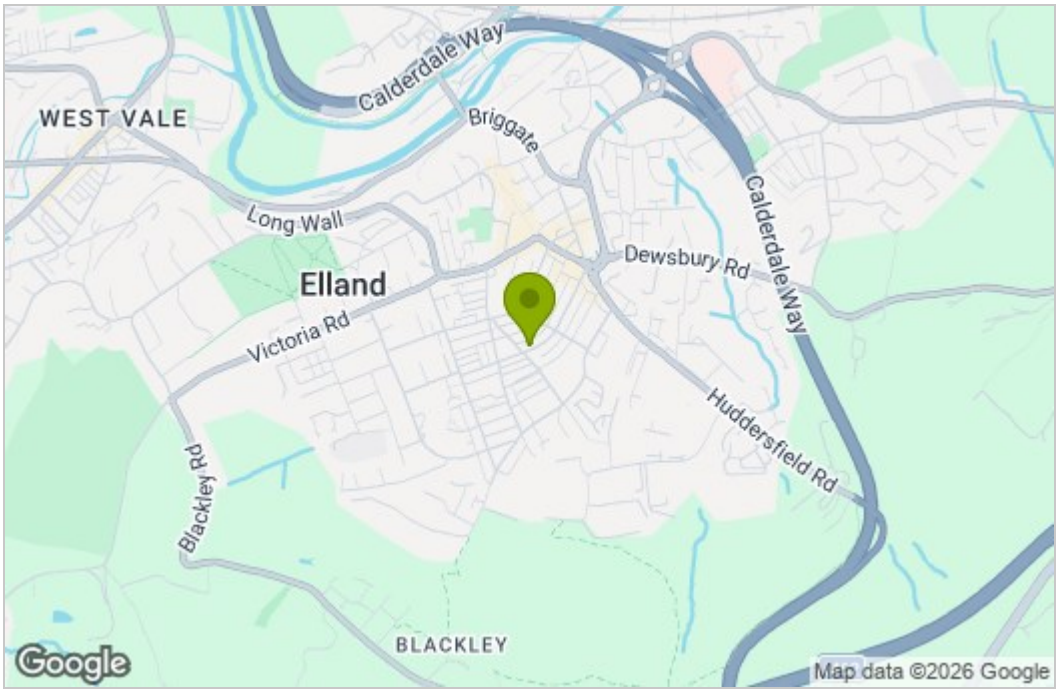
Mortgages

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.

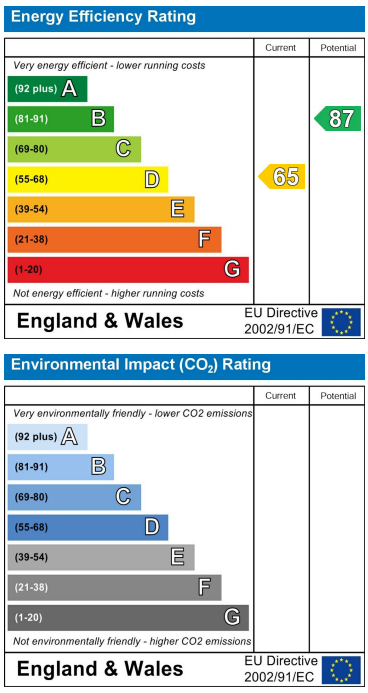
Floor Plan



Area Map



Energy Efficiency Graph



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