Peter David Properties Ltd

Residential Sales and Lettings

85 Catherine Street

Elland, Halifax, HX5 0JB

Offers in the region of £139,950

3 1 2 D

85 Catherine Street

Elland, Halifax, HX5 0JB

Offers in the region of £139,950

* ATTENTION FIRST TIME BUYERS AND INVESTORS * STONE BUILT VICTORIAN MID-TERRACE * THREE BEDROOMS * RECENTLY RENOVATED THROUGHOUT *

Peter David Properties are pleased to present to the open market this well presented STONE BUILT, THREE BEDROOM mid-terrace property in a popular residential location. The property has been fully refurbished throughout and features a new, modern kitchen and bathroom. The property also boasts TWO LARGE RECEPTION ROOMS and THREE BEDROOMS.

Externally there is an enclosed yard to the rear and a pleasant flower bed to the front of the property.

Located in a popular residential area and close to the amenities of Elland, it is also the perfect location to access surrounding cities such as Leeds and Manchester via train or the M62 network. There are a number of good schools within close proximity. Viewing is highly recommended.

Ground floor -

Entrance Hallway
Enter via a PVCu front door into a spacious entrance hallway providing access to the living room, dining room, cellar and with stairs rising to the first floor. There is ornate tile effect vinyl to the floor and a number of original features including decorative coving, a ceiling rose and dado rails.

Living Room
A well appointed living room with a large PVCu window to the front aspect and an attractive feature flame electric fire. A grey carpet flows throughout.

Dining Room
A spacious dining room set at the rear of the property with ornate tile effect vinyl flooring and a large PVCu window to the rear aspect. There are built in drawers and a cupboard to the alcove providing useful storage space and an opening leads into the kitchen.

Kitchen
A newly fitted kitchen with matching white gloss wall and base units, wood effect laminate worktops and tiled splash backs. There is a freestanding dual oven with hob top, plumbing for a washing machine and a stainless steel sink and drainer. Ornate tile effect vinyl flooring flows throughout and there is a PVCu door and PVCu window to the rear.

First floor -

Landing
Landing area providing access to the bedrooms and bathroom. A grey carpet flows throughout the first floor accommodation.

Master Bedroom
A spacious double bedroom with a PVCu window to the front aspect. The room also benefits from a built in storage cupboard to the alcove.

Bedroom Two
A second double bedroom with a built in storage cupboard to the alcove and a PVCu window to the rear aspect.

Bedroom Three
A single bedroom with a PVCu window to the front aspect.

Bathroom

A fully tiled, newly fitted bathroom with a PVCu privacy window to the rear. The bathroom comprises; a WC, a wash basin with vanity cupboard, a double shower cubicle with dual head rainfall shower and a chrome towel rail.

Exterior

Externally the property benefits from an enclosed yard to the rear with a paved area and flower bed with bark chippings. To the front is a paved pathway and flowerbed.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

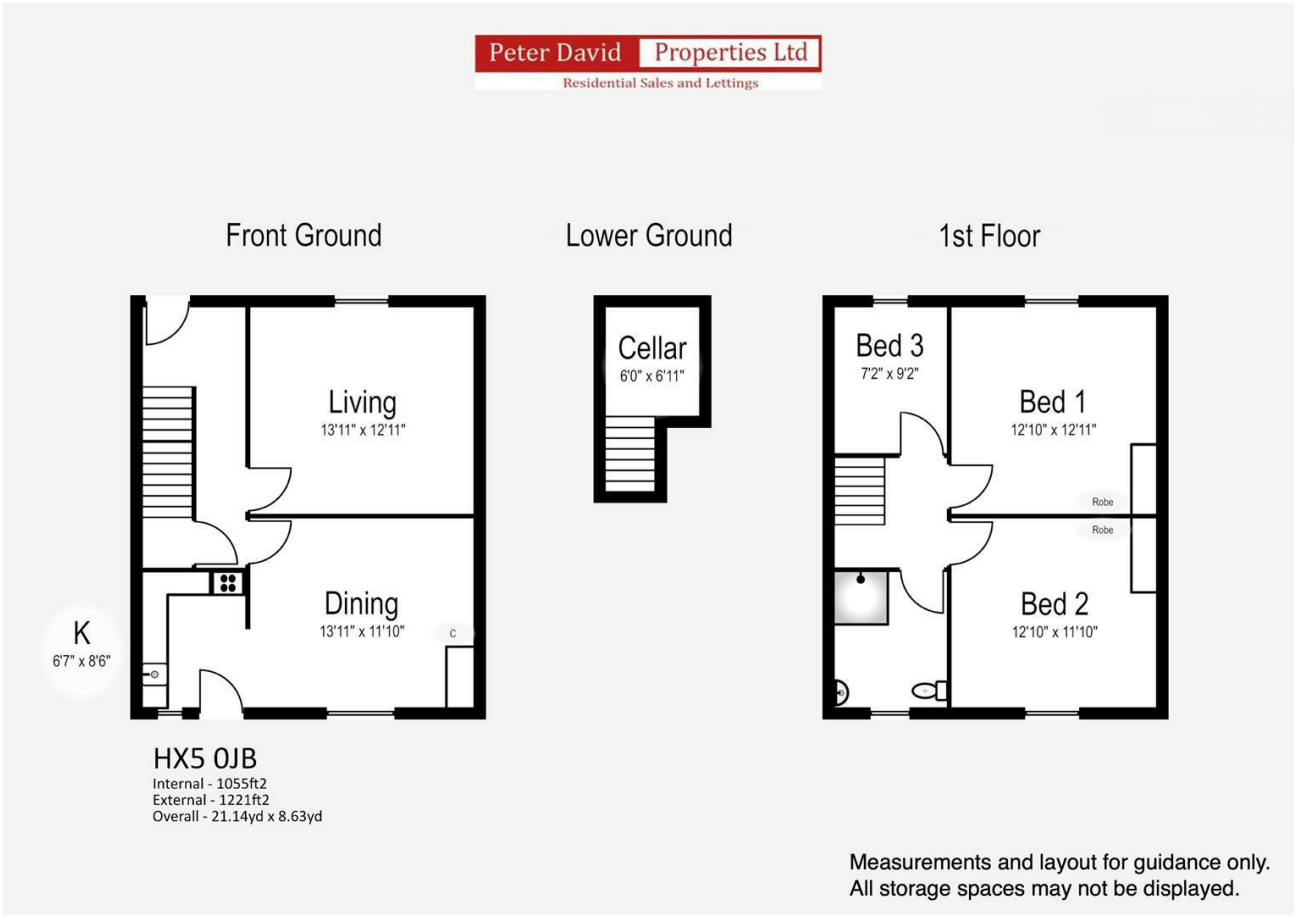
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

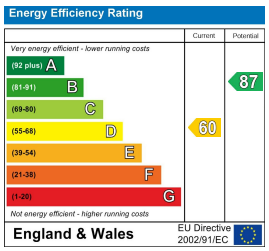
Floor Plan

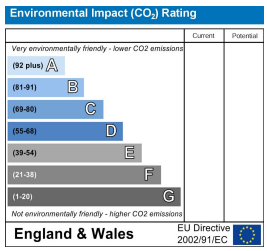


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk