



**Catherine Street, Elland, HX5 0EZ**  
**£125,000**

An immaculately presented two-bedroom back-to-back terrace, situated close to central Elland. The property offers modern and stylish accommodation throughout, including a contemporary kitchen, attractive lounge and modern bathroom.

The accommodation comprises an entrance hall, lounge, kitchen and access to a utility room/cellar on the ground floor. To the first floor is a double bedroom and bathroom, with a second bedroom located in the converted attic.

Externally, the property benefits from a fenced, paved frontage. An ideal choice for first-time buyers, professional couples or buy-to-let investors.



# Catherine Street, Elland, HX5 0EZ

## Ground Floor:

### Entrance Hall

UPVC double glazed door to front elevation.  
Radiator.

### Lounge 10'2" x 12'11" (3.101 x 3.950)

Electric Stove. Radiator. UPVC double glazed window to front elevation.

### Kitchen 5'7" x 12'11" (1.713 x 3.959)

Fitted kitchen with wall and base units.  
Composite one bowl sink. Electric oven.  
Electric induction hob. Radiator.

### Cellar / Utility Room 10'7" x 12'9" (3.233 x 3.892)

Wall and base units. Stainless steel sink.  
Radiator. Boiler. Window.

## First Floor:

### Landing

Stairs leading from entrance hall. Stairs leading to bedroom two.

### Bedroom One 14'0" x 8'8" (4.282 x 2.653)

Feature fireplace. Fitted wardrobes. Radiator.  
UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Chrome towel radiator. Extractor fan. UPVC double glazed window to front elevation.

## Second Floor:

### Bedroom Two 11'5" x 12'5" (3.497 x 3.787)

Radiator. Velux. Under eaves storage.

### External

Enclosed yard with an outside light.

### Council Tax Band

A

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: quest.award.drift

### Disclaimer

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