



Catherine Street, Elland, HX5 0ND
£130,000

E&H Edkins Holmes
ESTATE AGENTS

A newly updated two-bedroom back-to-back property situated on Catherine Street in the popular town of Elland. Finished throughout to a fresh and modern standard, the property benefits from a brand new kitchen, new carpets, and contemporary décor. The accommodation includes a spacious lounge and two generous double bedrooms, offering excellent living space throughout. Externally, there is an enclosed yard to the front, providing a private outdoor area. Ideally suited to first-time buyers or investors, with local amenities and transport links close by.



Ground Floor:

Entrance Vestibule

Composite door to front elevation.

Kitchen 4'10" x 10'4" (1.479m x 3.173m)

Newly fitted kitchen with a range of wall and base units. Composite sink. Electric oven, Electric hob. Plumbing for washing machine. Access to cellar. Radiator. UPVC double glazed window to front elevation.

Cellar

Having power and light.

Lounge 14'11" max x 13'1" max (4.561m max x 3.996m max)

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

First Floor:

Landing

Stairs leading from lounge. Stairs leading to second floor. Radiator.

Bedroom One 10'3" max x 14'11" (3.130m max x 4.556m)

Feature cast iron fireplace. Radiator. UPVC double glazed window to front elevation.

Bathroom 9'1" max x 8'9" max (2.79m max x 2.675m max)

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Radiator. UPVC double glazed window to front elevation.

Second Floor:

Bedroom Two 9'11" max x 18'4" max (3.032m max x 5.596m max)

Radiator. Velux window.

External

Enclosed yard to front of property.

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:
plan.nearly.tasty

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







