



117 Catherine Street, Elland, HX5 0ND
£90,000

bramleys



Situated in a popular residential area just 0.5 miles from Elland town centre, this stone-built front terrace provides spacious 2 bedroom accommodation across 3 floors. The property benefits from uPVC double glazing and although requiring a degree of modernisation and improvement, offers excellent potential for buyers looking to place their own stamp on a home or investment property. The property is conveniently located for access to the M62 motorway network and nearby amenities.



GROUND FLOOR:

Entrance Vestibule

Accessed via a uPVC external door with internal door leading to the:

Kitchen

10'11" x 4'11" (3.33m x 1.50m)

Fitted with a range of wall and base units, laminate work surfaces, and tiled splashbacks, with stainless steel sink unit. There is space for a gas cooker, plumbing for an automatic washing machine, and space for an under-counter fridge. Also featuring a uPVC window to the front elevation and door to staircase descending to the cellar.

Lounge

15'1" x 12'11" max (4.60m x 3.94m max)

A generous reception room positioned to the front of the property, featuring uPVC window, ceiling coving, and a gas fire set to a tiled hearth. Staircase rising to the first floor.

FIRST FLOOR:

Master Bedroom

15'2" x 10'5" (4.62m x 3.18m)

Spacious double bedroom with uPVC window to the front.

Shower Room

Fitted with a three piece white suite comprising a low flush WC, pedestal wash hand basin, and a large walk-in shower enclosure with electric shower. Also featuring built-in storage cupboards and a uPVC window.

SECOND FLOOR:

Attic Bedroom

17'2" x 10'2" (5.23m x 3.10m)

A spacious attic bedroom with built-in cupboards, skylight window, and additional eaves storage.

EXTERNAL:

The property has an enclosed paved garden area to the front with flower borders.



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.

DIRECTIONS:

Leave our Elland office travelling up Victoria Road and on the corner, bear left into the continuation of Victoria Road. Take the first left-hand turning onto Savile Road. Proceed along Savile Road where Catherine Street can be found as a turning off to the left, and the property will be clearly identified by the Bramleys For Sale board.

0003 TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

*please delete above as applicable

COUNCIL TAX BAND:

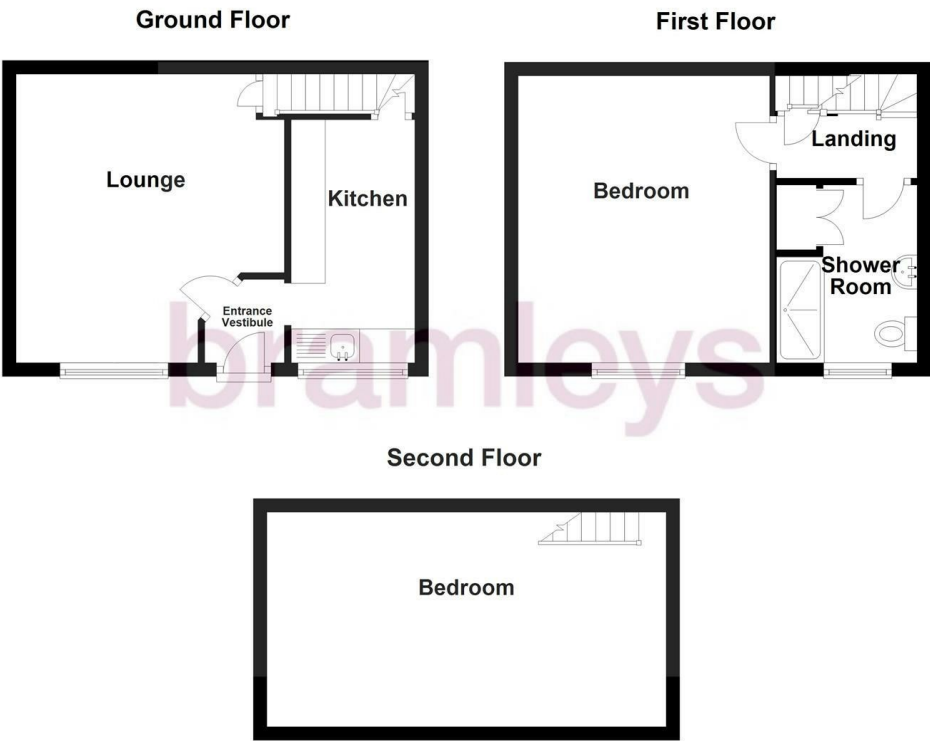
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC